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# ST LEONARDS AND WAVERLEY NEIGHBOURHOOD PLAN

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**Draft Structure Plan for  
Community Consultation**

*2025*

# ST LEONARDS AND WAVERLEY NEIGHBOURHOOD PLAN 2025

## Draft Structure Plan for Community Consultation

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Client	City of Launceston
Project	St Leonards and Waverley Neighbourhood Plan
Version	01
Prepared By	Mesh
Reviewed By	Mesh
Date	19 March 2025



WAVERLEY LAKE PARK



# ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Tasmanian Aboriginal People as traditional custodians of this land. We pay respect to Elders past and present. We acknowledge and honour the profound histories, knowledge, and lived experiences of the Tasmanian Aboriginal People, who are the First People of this land and uphold the world's oldest continuing land use planning and management system.

We deeply respect their lasting connection to Country and the profound importance they place on shelter, community, and belonging.

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## Abbreviations

TERM	DEFINITION
City of Launceston	Council
Neighbourhood Plan	St Leonards and Waverley Neighbourhood Plan
Background Report	St Leonards and Waverley Neighbourhood Plan Background Report 2025
Bi-di	Bi-directional bicycle lanes
Turn up and go	Turn up and go bus services

## Acronyms

TERM	DEFINITION
NTRLUS	Northern Tasmanian Regional Land Use Strategy
GLP	Greater Launceston Plan
IFF	Infrastructure Funding Framework
SAP	Specific Area Plan
NTC	Neighbourhood or Town Centres
WIK	Works In Kind
LUPA	Land Use Planning Approvals Act 1993
TPS	Tasmanian Planning Scheme
TPP	Tasmanian Planning Policies
SPP	State Planning Provisions
LPP	Local Planning Provisions



ST LEONARDS VILLAGE GREEN

# EXECUTIVE SUMMARY

St Leonards and Waverley are established suburbs with proximity to central Launceston. Housing in the area is generally predominantly stand alone housing with some areas including lower density rural lifestyle properties. St Leonards and Waverley provide employment through light industrial uses along St Leonards Road as well as community facilities such as schools and the St Leonards Recreation Reserve. The area is characterised by striking view lines towards nearby mountain ranges and the North Esk River, Launceston and Ben Lomond. The area also includes key waterways such as the North Esk River and Distillery Creek. Community has remarked that the area has a semi-rural feel due to its interface with natural areas and proximity to farm land.

The St Leonards and Waverley growth area is identified in the Northern Tasmanian Land Use Strategy (NTRLUS) as a priority investigation area for new housing. In recent years, a number of larger land parcels have been rezoned for urban development with recent subdivisions delivered. To date, these subdivisions have occurred in a relatively ad-hoc nature which has placed pressure on existing services and infrastructure and threatened the ability to protect the area's valued character.

The City of Launceston (Council) identified the need for clear strategic planning for the St Leonards and Waverley growth area to ensure new housing is delivered in a coordinated and sustainable way. This document – The St Leonards and Waverley Neighbourhood Plan – has been prepared to provide this guidance and set a framework for St Leonards and Waverley's future.

The Neighbourhood Plan is structured in six parts.

**1. Introduction and Context**

Overview of the area, regional context, and purpose of the Neighbourhood Plan.

**2. Neighbourhood Plan Purpose**

Outlines the role of the Neighbourhood Plan and why it has been prepared.

**3. Preparing the Neighbourhood Plan**

Outlines the inputs and steps that informed the Neighbourhood Plan, including how the community has informed the plans directions.

**4. The Neighbourhood Plan for St Leonards and Waverley**

Sets the long-term vision for St Leonards and Waverley including the Strategic Directions for the corridor, and strategies and actions for how change will occur.

**5. Implementation**

Outlines proposed zoning and actions for further strategic work, as well as an approach to staging development and infrastructure funding and delivery.

**6. Monitoring + Review**

Sets out how the Neighbourhood Plan will be reviewed and updated over time to ensure its content remains relevant and accurate.

Part 4 of the document, includes a vision and three strategic directions that will shape how St Leonards and Waverley will grow and change over time.

The **Vision** for St Leonards and Waverley is:

*“The St Leonards and Waverley growth area is a dynamic community balancing new homes with its existing semi-rural surrounds. It safeguards the environment, including waterways, landforms, and vegetation, while honouring the area’s history.*

*Building homes here focuses on accessibility, sustainability, and community through integrated transport, open spaces, and local amenities. This is where people come to live, work, and thrive in an inclusive and vibrant community”.*

The three **Strategic Directions** of the Neighbourhood Plan help to achieve the Vision:

**Sustainable Growth**

**Connected Communities**

**Vibrant Places**

Each strategic direction includes a series of strategies and actions, which will be implemented to ultimately deliver the vision.

The **Implementation** chapter of the document is critical to ensure the Neighbourhood Plans aspirations are realised. Putting a Neighbourhood Plan into action involves a range of different implementation steps including statutory implementation (such as rezoning land), infrastructure funding and delivery and general actions (like advocacy and further work).

The last chapter is **Monitoring and Review** to ensure the Neighbourhood Plan remains relevant and completion of actions remain on track. This section identifies the need to periodically re-engage with the community to ensure the Neighbourhood Plan’s aspirations remain relevant and aligned with community needs.

# INTRODUCTION AND CONTEXT

The St Leonards and Waverley Neighbourhood Plan (the Neighbourhood Plan) guides future growth in Greater Launceston.

The Greater Launceston Plan 2014 (GLP) and the Northern Tasmanian Regional Land Use Strategy 2021 (NTRLUS) recognise St Leonards and Waverley as growth areas, emphasising the need for strategic planning.

The Tasmanian State Government requires structure plans to address a 15-year land supply. This Neighbourhood Plan will guide growth over the next 30 years, including staged land release.

An Infrastructure Funding Framework (IFF) will be integrated into the Neighbourhood Plan to ensure infrastructure supports this growth.

## Local Context

St Leonards and Waverley are located on the eastern edge of Launceston, approximately 5 kilometres from the Central Business District (Figure 1). Located in the Tamar Valley, these suburbs offer a semi-rural character with easy access to Launceston's city centre. St Leonards and Waverley connect to nearby agricultural land and natural landscapes, supporting sustainable growth and development consistent with Launceston's function as the major regional city in northern Tasmania.

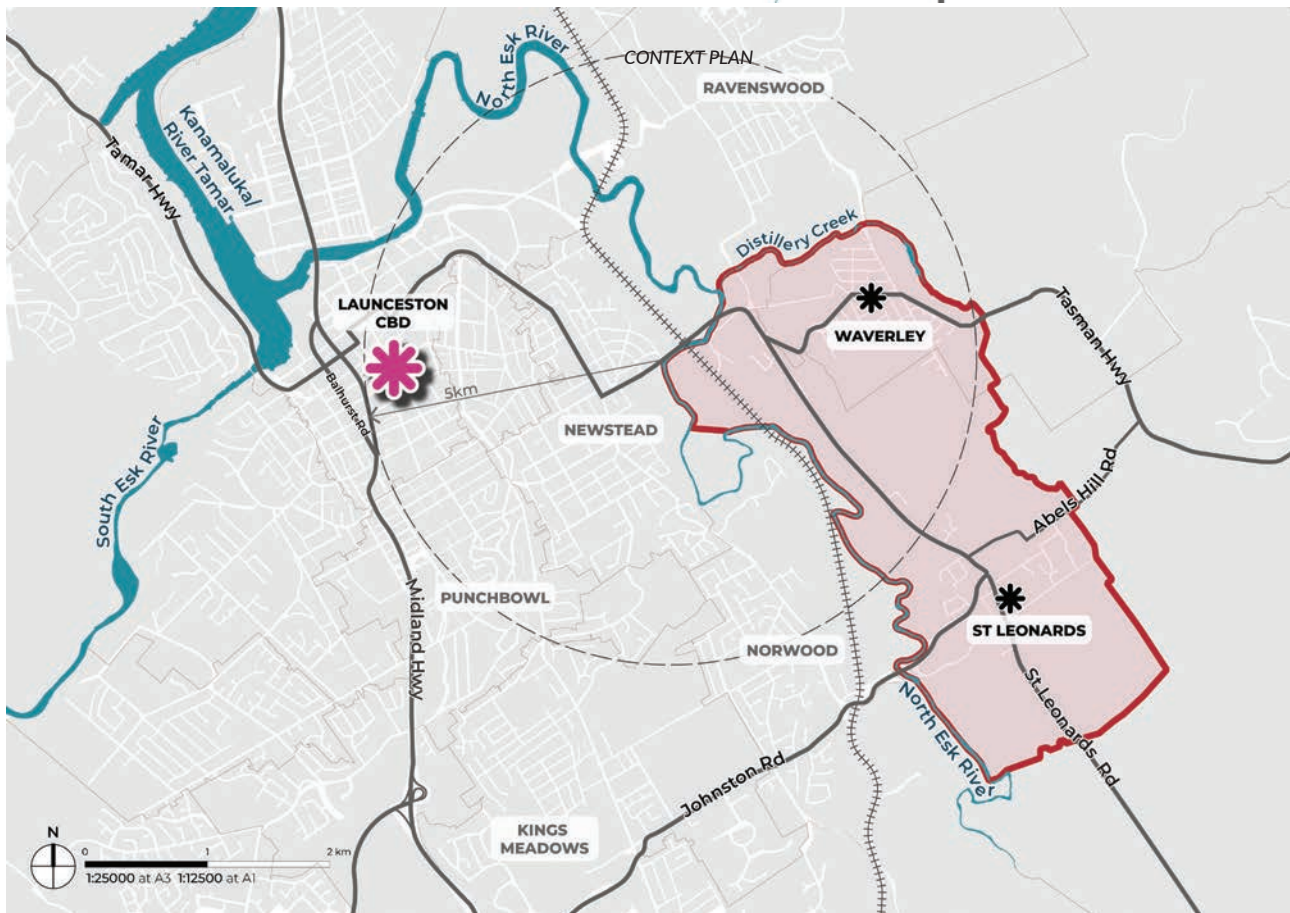
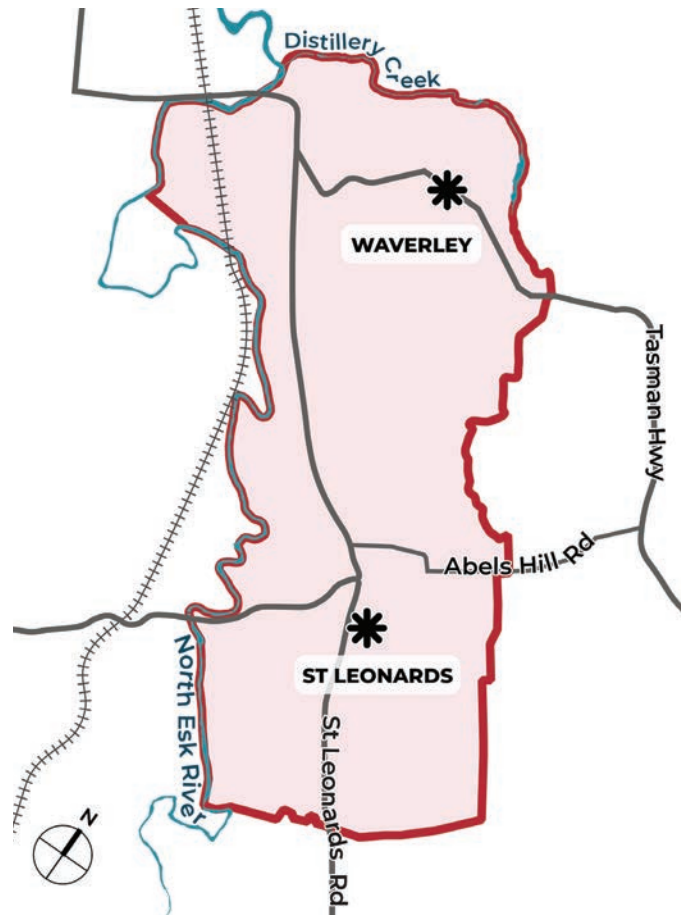


FIGURE 1. ST LEONARDS AND WAVERLEY LOCAL CONTEXT

## The Neighbourhood Plan Growth Area Boundary

The growth area boundary of the Neighbourhood Plan (Figure 2) includes both the suburbs of St Leonards and Waverley. The NTRLUS broadly designates St Leonards and Waverley as a growth corridor and future investigation area for residential development and recommends the boundary for growth be defined through a structure planning process.

The boundary is informed by the existing zoned land, current residential land uptake, land use constraints, logical barriers to development and physical features including topography, waterways and vegetation.

A broader study area was adopted in the site analysis that informed this growth area boundary, as illustrated in the St Leonards and Waverley Neighbourhood Plan Background Report 2025 (Background Report).



NORTH ESK RIVER. PHOTO BY NICK HANSON

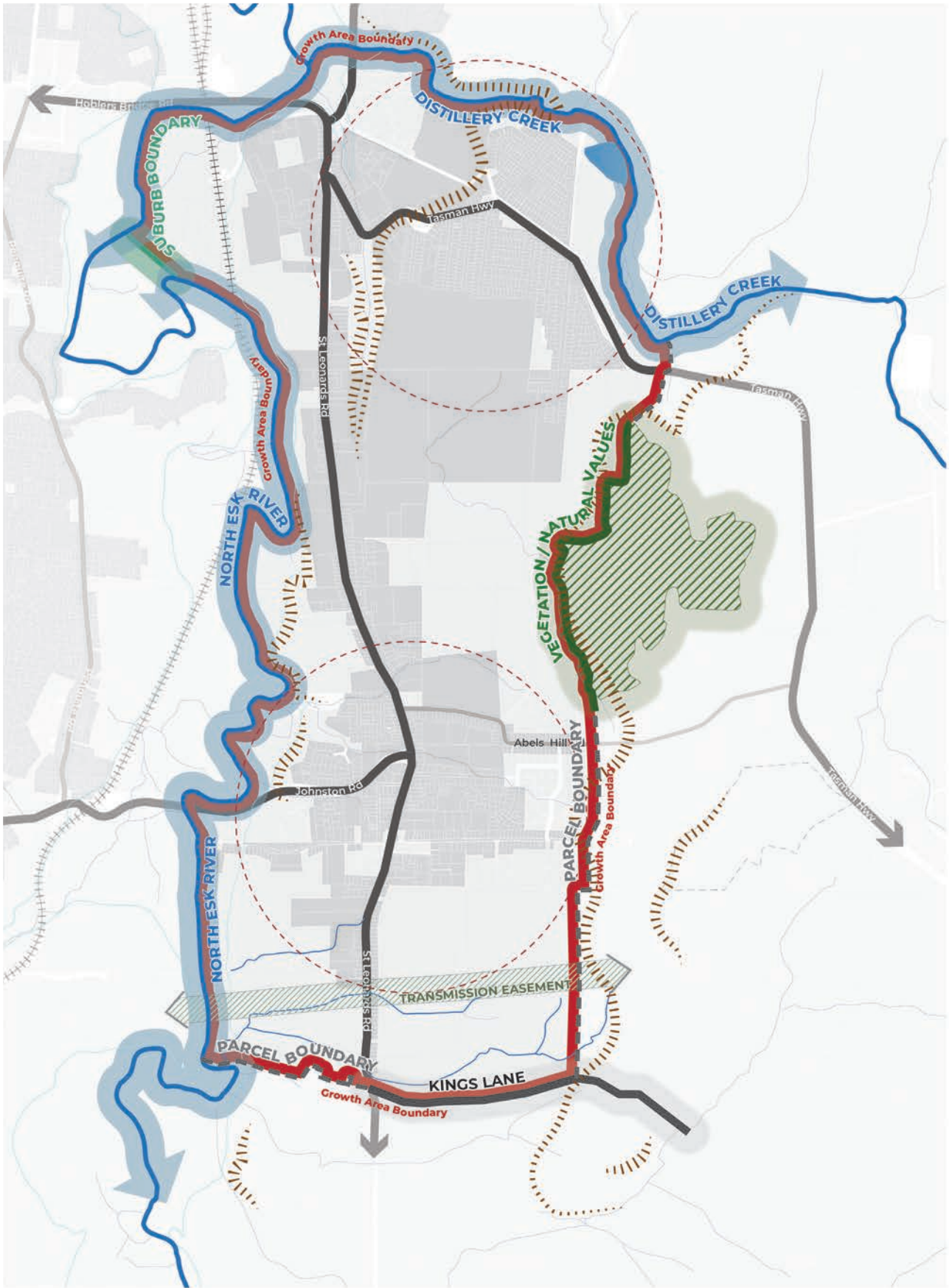


FIGURE 2. NEIGHBOURHOOD PLAN GROWTH AREA BOUNDARY

# NEIGHBOURHOOD PLAN PURPOSE

## What is it and why do we need it?

A Neighbourhood Plan, which can also be called a Structure Plan, is a guide for how a local area should evolve and develop over time. Having a forward focus, a Neighbourhood Plan sets a framework for how future development will be coordinated with the delivery of roads, open space, shops and community services. A Neighbourhood Plan includes a vision, strategies and actions for further work, including implementation responsibilities.

A Neighbourhood Plan can incorporate a funding framework, in this case an Infrastructure Funding Framework (IFF). An IFF sets out how infrastructure such as roads, intersections, recreation facilities and other community infrastructure will be funded and delivered. The purpose of the IFF is to outline infrastructure projects required to support development and outline who is responsible for their delivery.

St Leonards and Waverley are identified in the GLP and the NTRLUS as locations to support additional housing. The Neighbourhood Plan and IFF provide local-level guidance on how this growth occurs in a coordinated and sustainable way.

## How will it inform development outcomes?

The Neighbourhood Plan provides local guidance in response to state and regional policy direction (Figure 3). The Neighbourhood Plan will be implemented through the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, ensuring its plans and directions are considered in development application assessments. Implementation will take the form of changes to zones, overlays, and preparation of Specific Area Plans (SAPs) or Particular Purpose Zones. The implementation of the Neighbourhood Plan will be staged through planning scheme amendments, guided by Council direction or driven by developer-led initiatives.

Other actions in the Neighbourhood Plan include further strategic work such as master planning or advocacy (for example, to advocate for improved bus services). These actions will be led by Council or other stakeholders to support the plan's vision.

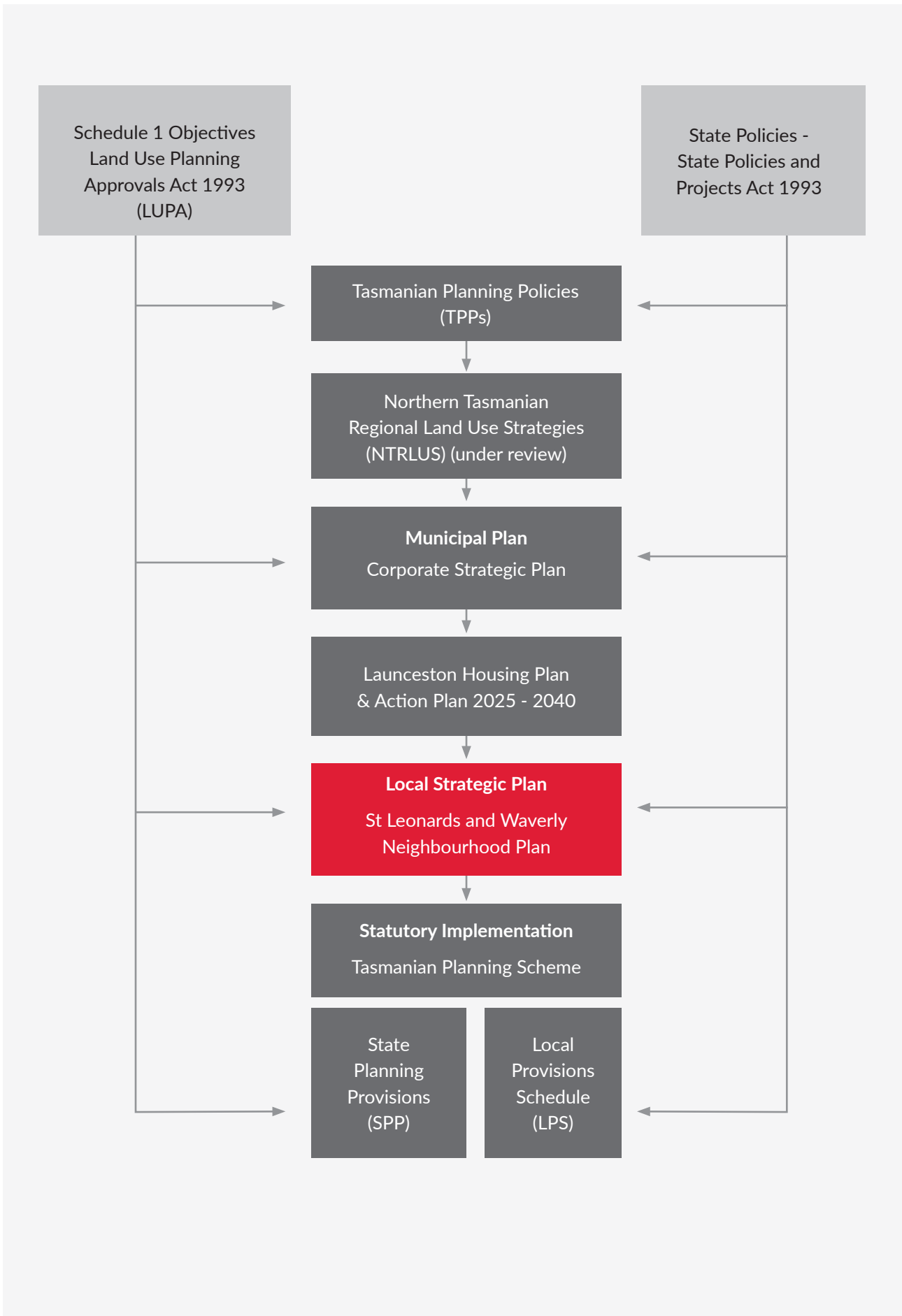


FIGURE 3. PLANNING HIERARCHY

# PREPARING THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan was developed through a collaborative process, including workshops with council staff, consideration of technical inputs, review of existing background documents, and comprehensive community and stakeholder engagement (Figure 4).

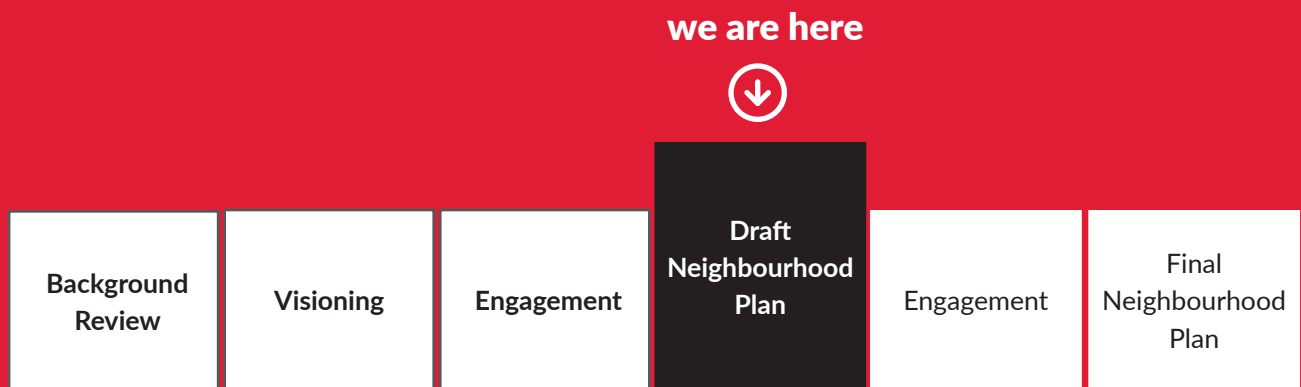


FIGURE 4. NEIGHBOURHOOD PLAN PROCESS

# Background Review



Background investigations included:

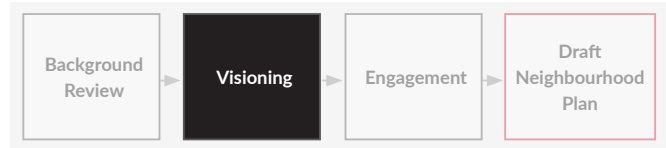
- A review of existing strategic and technical documents.
- An understanding of existing planning scheme guidance.
- A site visit to key locations across St Leonards and Waverley.
- A review of approved and draft subdivision plans prepared by land owners.
- Preparation of a series of site analysis maps, including topography, natural features, existing infrastructure, and other relevant site attributes.

The Background Report provides a detailed overview of the information considered at this stage.



SITE VISIT TO KEY LOCATIONS ACROSS ST LEONARDS AND WAVERLEY

# Visioning



During the visioning phase, a preliminary plan was developed and shaped by insights from a workshop attended by council staff and key technical consultants specialising in community engagement, drainage, transport, natural values, bushfire management, agricultural capability, historic heritage, and cultural heritage. These experts have provided detailed reports that have informed the Neighbourhood Plan (Table 1).

During the visioning phase and throughout the project, targeted engagement also occurred with State Government stakeholders including TasWater, TasNetworks, Department for Education, Children and Young People, Department of State Growth and Department of Health.

Major land owners were consulted during this phase. The first round of community engagement, detailed in the next section, also informed the preliminary plan.



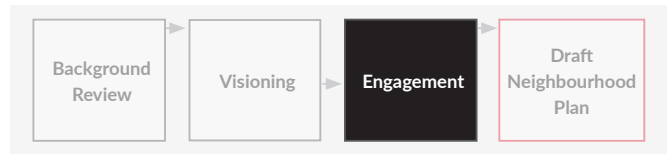
WORKSHOP WITH COUNCIL STAFF AND KEY STAKEHOLDERS

## Neighbourhood Plan Technical Inputs

<p><b>Transport</b></p> <p>An integrated transport assessment that provides strategies, and concept designs for managing mobility and connectivity across the study area, including transport infrastructure requirements and upgrades aligned with planning objectives and municipal standards.</p>	<p><b>Drainage</b></p> <p>Technical insights, concept designs and recommendations for managing stormwater across the study area, including drainage catchments, water quality and infrastructure upgrades.</p>	<p><b>Retail and Community Needs</b></p> <p>An assessment of retail and community needs that provides insights and strategies for prioritising land uses and community infrastructure, including open space, to support sustainable residential growth.</p>
<p><b>Historic Heritage</b></p> <p>An assessment of historic heritage that identifies significant sites and provides recommendations to preserve and integrate these historic values into the Neighbourhood Plan, ensuring alignment with heritage planning objectives.</p>	<p><b>Aboriginal Heritage</b></p> <p>An Aboriginal heritage assessment that identifies culturally significant sites and provides strategies for their protection and integration, aligning with relevant legislation.</p>	<p><b>Land Capability</b></p> <p>A land capability assessment that evaluates the study area's suitability for agricultural land using a land classification system to guide sustainable land management and development practices, consistent with State policy guidance.</p>
<p><b>Natural Values</b></p> <p>A natural values assessment that identifies flora and fauna values and provides strategies for their protection and enhancement to ensure alignment with environmental objectives.</p>	<p><b>Bushfire</b></p> <p>A bushfire advice report that identifies bushfire hazard risks and protection measures for the study area to ensure compliance with bushfire management standards.</p>	<p><b>Engagement</b></p> <p>Community and stakeholder engagement advice that provides critical insights and feedback, shaping the Neighbourhood Plan to reflect local needs and priorities while aligning with broader planning objectives.</p>

TABLE 1. NEIGHBOURHOOD PLAN TECHNICAL INPUTS

# Engagement

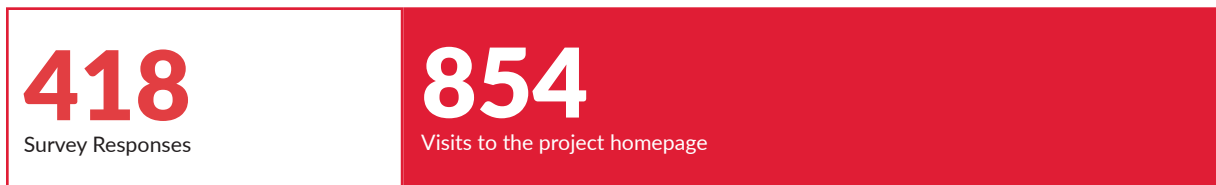


The Neighbourhood Plan is informed by two engagement stages; stage 1 a reintroduction of the project to the community, and stage 2 seeking feedback on the Draft Neighbourhood Plan.

## ! Stage 1 Reintroduce *(7 November 2024 to 6 December 2024)*

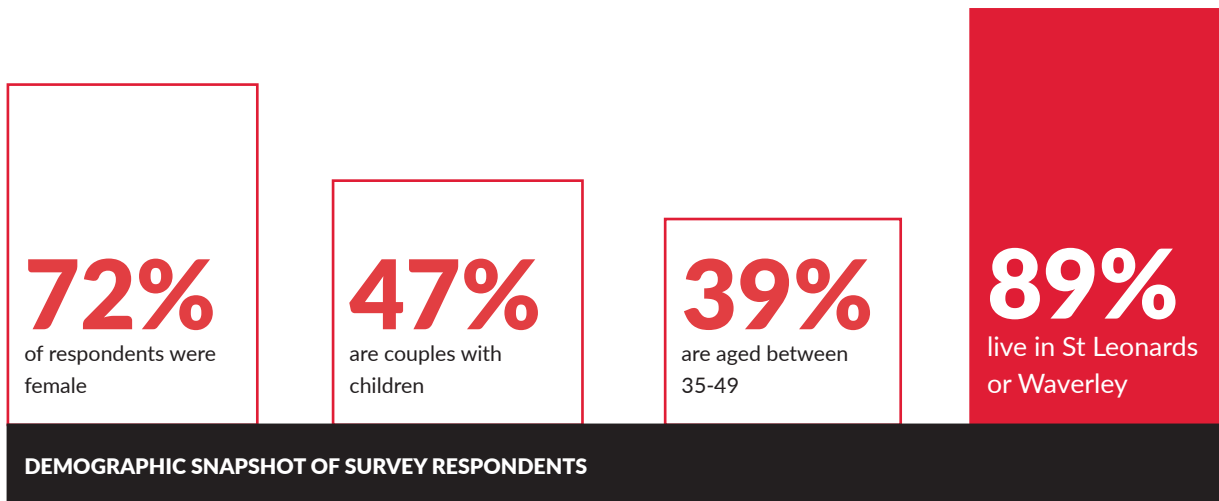
**Purpose:** To re-introduce the project following previous engagement in 2018, including re-introduction of the project purpose and understanding whether previous feedback is still relevant.

**Approach:** Distribution of posters and flyers, social media posts, creation of a project webpage on City of Launceston's 'Tomorrow Together' site, and release of a survey. The survey asked questions like what facilities would you like to see in the area, how do you live and travel and what are your priorities for the future.



## Stage 1 Engagement Summary

A total of 418 survey responses were collected, providing a comprehensive representation of residents from St Leonards and Waverley as follows:



## ! Stage 2 Engage *(29 March 2025 to 29 April 2025)*

**Purpose:** To seek feedback on the contents and direction of the Draft Neighbourhood Plan.

**Approach:** This engagement will include pop up events where people can learn more about the Neighbourhood Plan, a workshop as well as online engagement via a survey.

## Key Engagement Priorities

The community's key priorities from the analysis of survey results from the Stage 1 Engagement are summarised below.



### Transport and movement

- Additional walking paths, cycle ways and bushwalking connections.
- Safe, connected and accessible footpath network.
- Frequent and reliable bus services connecting the area to service centres such as Kings Meadows and the Launceston CBD.
- Enhanced road safety and better management of congestion and speeding.



### Open space and recreation

- Improved playground equipment and family-friendly open spaces.
- New amenities in local parks such as BBQs, public toilets and lighting.
- Improved off-leash, fenced dog parks.



### Social infrastructure

- Community facilities suited to host events and gatherings.
- Local health services, particularly general practitioners and a pharmacy.
- Additional childcare services, improved schools and the addition of a high school.



### Retail and commercial services

- More shops and retail services such as supermarkets and service stations.
- Local cafes and food businesses.
- Small businesses such as a butcher, florist or convenience store.



### Residential development

- Mixed views on residential growth.
- Acknowledgement that growth will result in additional facilities and services.
- Concern around density and the loss of the existing 'village feel'.



### Community perceptions and safety

- Desire for increased police presence to address anti-social behaviour.
- Negative sentiment regarding social and community housing.
- Stigma associated with the socio-economic profile of the area, particularly Waverley.

# Forming the Strategic Directions

The Background Review, Visioning and Phase 1 Community Engagement informed the development of key planning and urban design considerations for the growth area, which are detailed within the Background Report and summarised in Figure 5. These key considerations were categorised into three broad themes that have formed the Strategic Directions that helped shape the Vision of the Neighbourhood Plan.


The Strategic Directions are:

**Sustainable Growth**

**Connected Communities**

**Vibrant Places**

## SITE FEATURES

 Growth Area Boundary

- 1 Growth Area Boundary is informed by waterways (North Esk and Distillery Creek), areas of natural value, property boundaries, topography and road access.

## MOVEMENT NETWORK

 State/Arterial Road  
 Key Local Access Road  
 Local Road  
 Waterway Crossings

- 2 Existing area of traffic congestion during peak times (Hoblers Bridge Road and Johnston Road).
- 3 Limited opportunity for new intersections from St Leonards Road and Tasman Highway into the growth area.
- 4 St Leonards Road is the primary north-south arterial servicing the growth area.
- 5 The Tasman Highway cuts through the northern section of the growth area, servicing existing developed areas.

## PUBLIC AND ACTIVE TRANSPORT

 Bus Stop  
 Bus Route  
 Designated Cycle Route

- 6 Bus routes are limited to the existing Waverley residential areas and St Leonards Road.
- 7 Designated Cycling Routes are limited to St Leonards Road and Johnston Road.
- 8 Walking paths through the growth area are often narrow and obstructed in some instances.
- 9 Recreational trails are mainly located on the edges of the growth area.

## TOPOGRAPHY / VIEW LINES

 Contours (10m)  
 Significant Slope Difference  
 Key Viewpoints & Viewlines

- 10 Areas where slope is greater than 20% limit the type, extent and viability of residential development.
- 11 Key view lines from road entrances into the growth area are from the north along Hoblers Bridge Road (A), entrance to St Leonards Road to the Tasman Highway Reserve (B), along Tasman Highway looking east (C), looking north (D) and west (E) from Abels Hill Road and looking north from the southern end of the growth area (E).

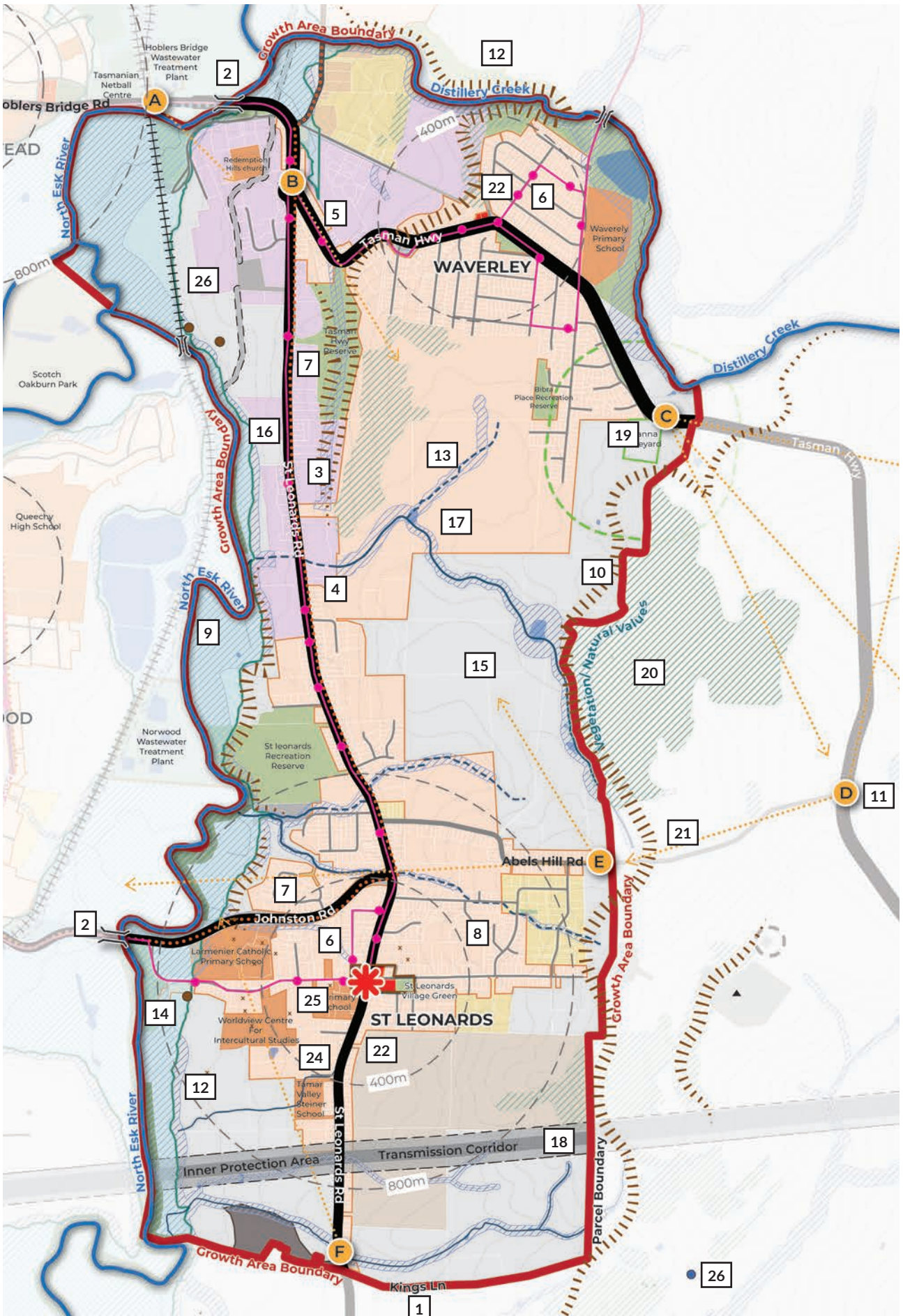


FIGURE 5. KEY PLANNING AND URBAN DESIGN CONSIDERATIONS

## LAND USES



- 15** Pockets of rural zoned land located between existing residential areas form land use “gaps”.
- 16** Isolated corridor of light industrial along St Leonards Road.
- 17** Currently no clear open space hierarchy, making it difficult to identify gaps within the network.

## LAND USE BUFFERS



- 18** Electricity transmission corridor provides an enduring boundary to development to the south.
- 19** Vineyard and associated buffer to be protected.

## NATURAL VALUES



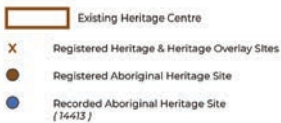
- 20** Natural values to be retained and enhanced through exclusion from growth area boundary and identification of open spaces and development outcomes.
- 21** Future development to respond to bushfire hazard areas.

## ACTIVITY CENTRES



- 22** Limited retail provision, the main activity centre is the St Leonards village with a small number of shops in Waverley.
- 23** Gap in the offering and distribution of community facilities and opportunity to co-locate complimentary land uses (i.e. co-locate schools with community facilities).
- 24** Existing primary schools in St Leonards presents an opportunity to contribute to the vibrancy of the St Leonards village centre.

## HERITAGE



- 25** Heritage sites within the growth area not adequately captured in planning policy. A number of heritages sites around St Leonards Village are concentrated contributing to an overarching character.
- 26** Existing Aboriginal heritage sites are located along North Esk River. A new Aboriginal Heritage site was identified outside of the growth area boundary.

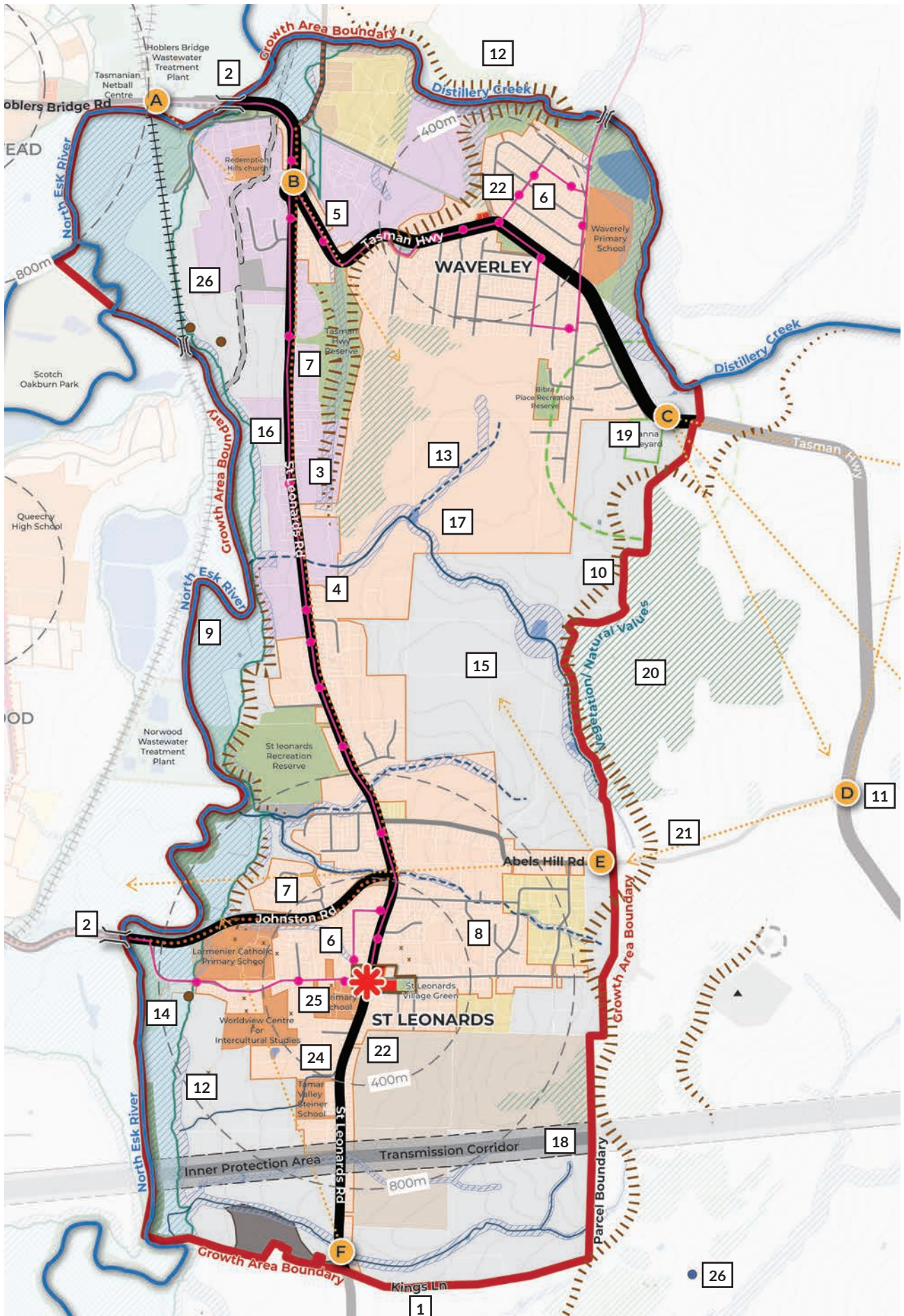


FIGURE 5. KEY PLANNING AND URBAN DESIGN CONSIDERATIONS

# THE NEIGHBOURHOOD PLAN FOR ST LEONARDS AND WAVERLEY

## Introducing the Neighbourhood Plan

The Neighbourhood Plan for St Leonards and Waverley outlines the planning and design goals for future growth (Figure 7). It highlights strategic land use directions, including the growth area boundary, land uses, activity centres, open spaces, movement network, natural features, and future investigation areas.

Delivery of the Neighbourhood Plan is supported by a Vision, Strategic Directions, Strategies and Actions (Figure 6).

## VISION

The **Vision** describes the future desired land use and design outcomes for St Leonards and Waverley. It defines **WHAT** we are trying to achieve.

The **Neighbourhood Plan** (Figure 7) identifies **WHERE** change is located.

## STRATEGIC DIRECTIONS

The **Strategic Directions** describe the **WAYS** the Neighbourhood Plan will achieve the vision under the following themes:

Sustainable Growth

Connected Communities

Vibrant Places

## STRATEGIES

The **Strategies** outline **HOW** the Strategic Directions will be achieved.

## ACTIONS

The **Actions** identify the **FURTHER WORK** required to achieve the Strategies.

Actions are split into Council and Agency Actions, led by the City of Launceston with some actions occurring in partnership with Government agencies. Proponent Actions are led by developers or key stakeholders.

Actions include **Catalyst Projects**, which are projects identified as important in kickstarting the Strategic Directions. The Council will begin implementing the Neighbourhood Plan with these immediate actions

FIGURE 6. NEIGHBOURHOOD PLAN STRUCTURE

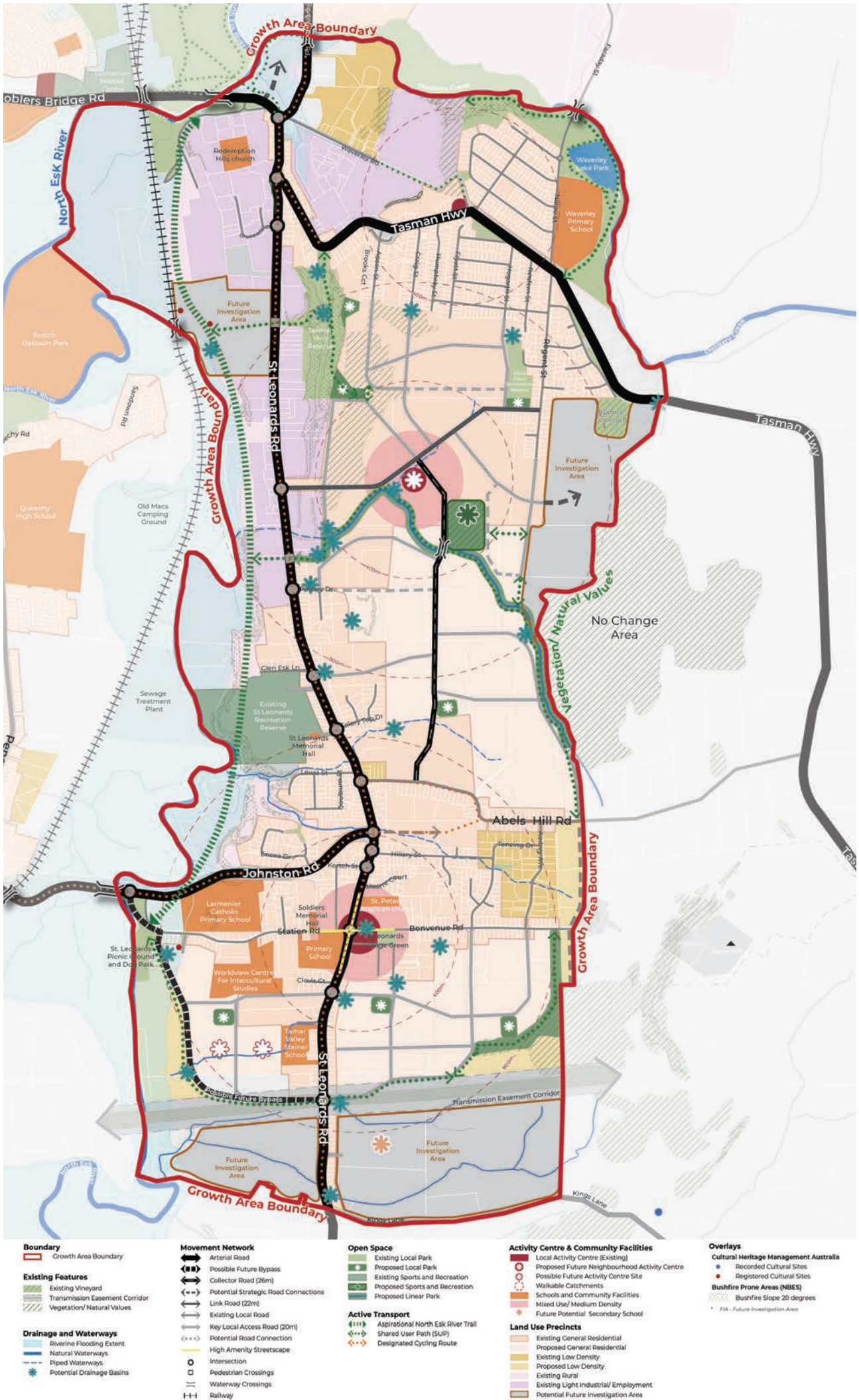


FIGURE 7. THE ST LEONARDS AND WAVERLEY NEIGHBOURHOOD PLAN

# Vision

*“The St Leonards and Waverley growth area is a dynamic community balancing new homes with its existing semi-rural surrounds. It safeguards the environment, including waterways, landforms, and vegetation, while honouring the area’s history.*

*Building homes here focuses on accessibility, sustainability, and community through integrated transport, open spaces, and local amenities. This is where people come to live, work, and thrive in an inclusive and vibrant community”.*



# Strategic Directions

The Strategic Directions implement the Vision for St Leonards and Waverley. The Strategic Directions have been informed by the background work discussed previously in the document, policy direction and technical guidance.

The NTRLUS is the state government policy document that provides the strategic basis for decisions related to growth and development for the North of Tasmania. The Strategic Directions implement the directions from the NTRLUS as identified on the following page.



ST LEONARDS PICNIC GROUND AND DOG PARK

## Strategic Direction 1: Sustainable Growth

The Neighbourhood Plan sets a Strategic Direction for Sustainable Growth which builds on the NTRLUS strategic direction G2.1 sustainable urban settlement patterns. This is achieved through definition of a growth area boundary that responds to context and land use constraints. Housing density responds to technical information (such as flooding and natural values as per NTRLUS strategic direction G3.1), with denser housing proposed close to amenities.

### CATALYST PROJECT 1

Rezone the northern new development area (referred to as Planning Implementation Precinct 1 in the Implementation section) and prepare a Specific Area Plan to unlock new housing and amenities.

## Strategic Direction 2: Connected Communities

The Neighbourhood Plan sets a Strategic Direction for Connected Communities to achieve integration of infrastructure delivery with land use planning, consistent with NTRLUS strategic direction G1.2. Safe, inclusive, and sustainable connections are proposed to support all forms of transport, for enhanced walkability and convenient access to community amenities including open space and activity hubs (consistent with delivering an inclusive community as per NTRLUS strategic direction G2.4).

### CATALYST PROJECT 2

Prepare streetscape masterplans for the constructed sections of Station Road / Benvenue Road and Regent Street which identify opportunities for footpath widening, street furniture and tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.

## Strategic Direction 3: Vibrant Places

The Neighbourhood Plan sets a Strategic Direction for Vibrant Places which builds on the NTRLUS strategic direction G2.3 (promotion of local character values) by protecting view lines, natural values, cultural and historic heritage. The Neighbourhood Plan emphasises responsive design, integration of green infrastructure, and creation of vibrant hubs that support community interaction, amenity, and liveability.

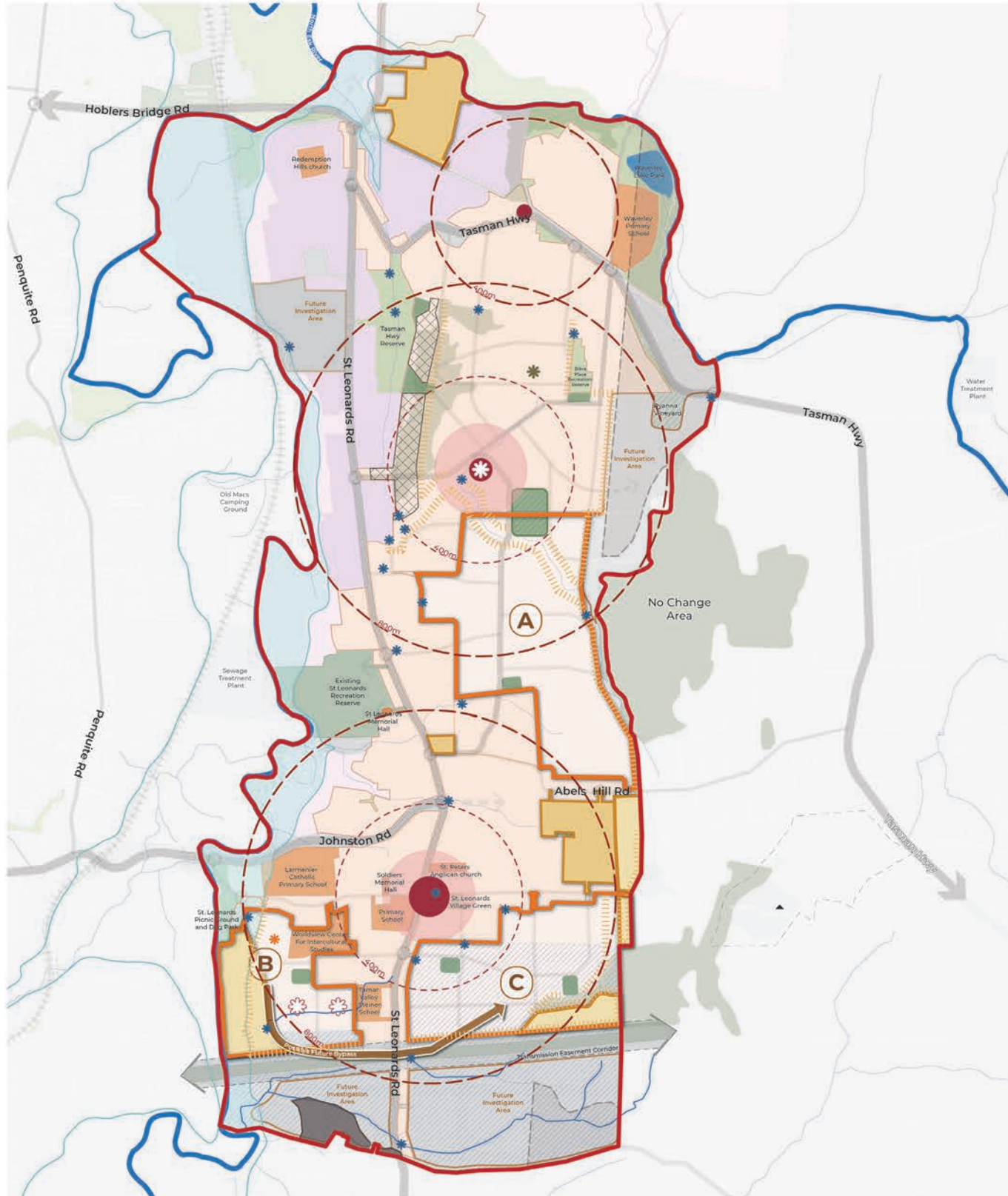
### CATALYST PROJECT 3

Prepare a landscape masterplan for the Waverley Lake Park that identifies opportunities for improved shared path connections, consistent with the Draft City of Launceston Recreation and Open Space Strategy.

# Neighbourhood Plan

## Strategic Direction 1: Sustainable Growth

### STRATEGIC DIRECTION 1: SUSTAINABLE GROWTH



#### DRAWING KEY

<p><b>Boundary</b></p> <ul style="list-style-type: none"> <li>Growth Area Boundary</li> </ul> <p><b>Existing Features</b></p> <ul style="list-style-type: none"> <li>Existing Vineyard</li> <li>Transmission Easement Corridor</li> <li>Vegetation/Natural Values</li> </ul> <p><b>Drainage and Waterways</b></p> <ul style="list-style-type: none"> <li>Riverine Flooding Extent</li> <li>Natural Waterways</li> <li>Potential Drainage Basins</li> </ul>	<p><b>Movement Network</b></p> <ul style="list-style-type: none"> <li>Arterial Road</li> <li>Railway</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>Existing Local Park</li> <li>Proposed Local Park</li> <li>Existing Sports and Recreation</li> <li>Proposed Sports and Recreation</li> </ul> <p><b>Bushfire</b></p> <ul style="list-style-type: none"> <li>Further Bushfire Assessment (Method 2)</li> <li>Hazard Management Area</li> </ul>	<p><b>Activity Centre &amp; Community Facilities</b></p> <ul style="list-style-type: none"> <li>Local Activity Centre (Existing)</li> <li>Proposed Future Neighbourhood Activity Centre</li> <li>Possible Future Activity Centre Site</li> <li>Walkable Catchments</li> <li>Existing School</li> <li>Mixed Use/ Medium Density</li> <li>Potential Site suitable for Social and Affordable Housing</li> </ul> <p><b>Servicing Infrastructure</b></p> <ul style="list-style-type: none"> <li>Servicable</li> <li>Sewer Servicing required</li> <li>Order of Servicing provision</li> </ul>	<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>Existing General Residential</li> <li>New Development Areas/ Proposed General Residential</li> <li>Existing Low Density</li> <li>Proposed Low Density</li> <li>Existing Rural</li> <li>Existing Light Industrial/ Employment</li> <li>Potential Future Investigation Area</li> <li>Potentially Contaminated Land</li> </ul> <p><b>Agricultural Capability</b></p> <ul style="list-style-type: none"> <li>Class 3</li> <li>Class 4</li> <li>Tasmanian Irrigation District</li> </ul>
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FIGURE 8. STRATEGIC DIRECTION 1: SUSTAINABLE GROWTH

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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Growth Area Boundary</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.1</div> <p><b>Implement the growth area boundary</b> as shown in Figure 8, which responds to physical context and avoids land use constraints.</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Existing General Residential</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>New Development Areas/<br/>Proposed General Residential</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.2</div> <p><b>Support new development areas</b> that complete missing gaps in the development pattern to facilitate a coordinated approach to infrastructure delivery (Figure 8).</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #c8e6c9; margin-right: 5px;"></div> <span>Vegetation/ Natural Values</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.3</div> <p><b>Confirm extent of Natural Values within the growth area to be retained as part of future development</b> as per mapped Natural Values area on Figure 8, consistent with the findings of the Natural Values Constraints Report, North Barker 2025.</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #9e9e9e; margin-right: 5px;"></div> <span>Class 3</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #bdbdbd; margin-right: 5px;"></div> <span>Class 4</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Tasmanian Irrigation District</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.4</div> <p><b>Define a preferred land use for areas with potential agricultural capability</b> consistent with the recommendations of the Agricultural Land Capability Assessment, GES 2025. Land with potential agricultural capability is classified as Class 3, Class 4 or within a Tasmanian Irrigation District (Figure 8).</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Further Bushfire Assessment (Method 2)</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border-bottom: 1px solid #ccc; margin-right: 5px;"></div> <span>Hazard Management Area</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.5</div> <p><b>Ensure building design and vegetation management</b> occurs consistent with the Bushfire Advice Report, North Barker 2025.</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.6</div> </div> | <p><b>Confirm an appropriate bushfire interface response</b> (such as vegetation management, setbacks or provision of an interface road) to areas marked as “further bushfire assessment (method 2)” on Figure 8.</p> |
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| <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.7</div> </div> | <p><b>Confirm preferred bushfire hazard management approach</b> for areas marked as “hazard management area” in Figure 8. This could include vegetation management, provision of interface roads or setbacks consistent with Bushfire Advice Report, North Barker 2025.</p> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #e91e63; margin-right: 5px;"></div> <span>Mixed Use/ Medium Density</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.8</div> <p><b>Encourage diverse housing types</b> including townhouses and low-rise apartments) within the 200m walkable catchments of activity and amenity (Figure 8 and 9), consistent with the guiding principles of the Launceston Housing Plan 2025 – 2040.</p> </div> |
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## Launceston Housing Plan 2025 – 2040

The Housing Plan identifies key challenges around affordability, housing inequality, shortage of new homes and lack of diversity. It establishes guiding principles to improve housing supply and diversity in well-located vibrant neighbourhoods. The Neighbourhood Plan implements the relevant principles and actions of the Housing Plan.



FIGURE 9. EXAMPLE OF DIVERSE HOUSING TYPES (TOWNHOUSES AND LOW-RISE APARTMENTS)

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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffc107; margin-right: 5px;"></div> <span>Existing Low Density</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffc107; margin-right: 5px;"></div> <span>Proposed Low Density</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.9</div> <p><b>Support areas of serviced (with a water and sewer connection) low-density housing</b> in areas which contain significant slope, vegetation, natural values, bushfire hazards, flooding or other land use constraints (Figure 8).</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffc107; margin-right: 5px;"></div> <span>Potential Site suitable for Social and Affordable Housing</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.10</div> <p><b>Encourage the delivery of social and affordable housing</b> within the growth area, consistent with the Launceston Housing Plan 2025 – 2040 and as identified in Figure 8.</p> </div> |
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| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #e91e63; margin-right: 5px;"></div> <span>Local Activity Centre (Existing)</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Proposed Future Neighbourhood Activity Centre</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Possible Future Activity Centre Site</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></div> <span>Walkable Catchments</span> </div> | <div style="display: flex; align-items: center;"> <div style="width: 25px; height: 25px; background-color: #e91e63; color: white; display: flex; align-items: center; justify-content: center; font-weight: bold; font-size: 12px; margin-right: 5px;">1.11</div> <p><b>Establish a retail hierarchy</b> within the walkable catchment of the growth area community Figure 8 (also discussed in Strategic Direction 3). The hierarchy should:</p> <ul style="list-style-type: none"> <li>Support the St Leonards Village and Waverley Activity Centres as a Neighbourhood or Town Centres, as per the NTRLUS Activity Centre Hierarchy.</li> <li>Establish a new Neighbourhood or Town Centre to be located centrally within the growth area.</li> <li>Consider a future limited-line supermarket and potential supporting retail in the south-west of the growth area, subject to future market trends and retail demand.</li> </ul> </div> |
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# Strategies

Existing Light Industrial/  
Employment

1.12

**Provide an appropriate interface to existing industrial development** through delivery of a Key Local Road and potential vegetated buffer (Figure 8 and 10).



FIGURE 10. EXAMPLE OF USE OF VEGETATED BUFFER AS INTERFACE BETWEEN INDUSTRIAL USE AND RESIDENTIAL AREA

Transmission Easement  
Corridor  
Vegetation/ Natural Values  
Riverline Flooding Extent  
Natural Waterways

1.13

**Encourage a variety of development interfaces** to sensitive areas (electricity transmission easement, waterways, protected vegetation, open space) by encouraging lots to front or side onto these uses and minimising lots that back onto them (see Figure 8 and 11).

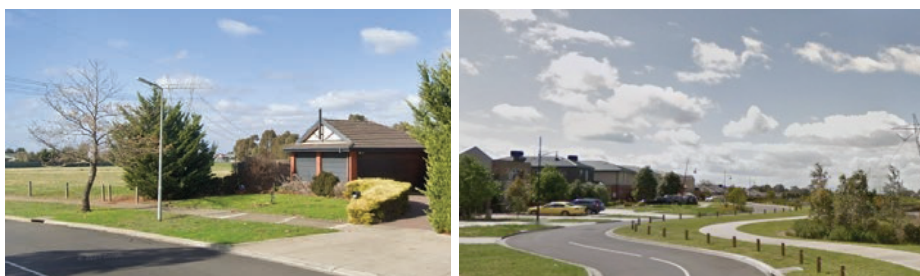


FIGURE 11. EXAMPLES OF DEVELOPMENT INTERFACES TO SENSITIVE USES

Potential Drainage Basins

1.14

**Deliver a catchment wide approach to drainage infrastructure** by retaining natural waterways as part of the overall stormwater management system and by delivering infrastructure projects identified on Figure 8. Delivery of infrastructure is discussed in the Implementation section.

Servicable  
Sewer Servicing required  
Order of Servicing provision

1.15

**Leverage available water, sewer and power infrastructure for priority housing delivery** consistent with Figure 8. Areas marked A, B and C are able to be serviced with water and power infrastructure. Areas marked A are readily serviced by sewer infrastructure. Areas marked B will require a new sewer pipe in the direction shown on Figure 8, to ultimately service area C.

Potential Future  
Investigation Area

1.16

**Support planning investigations for the Future Investigation Areas** (Figure 8) to determine their suitability for urban development when the following can be demonstrated:

- Genuine land supply need.
- Ability to bring forward connection to the servicing network (water, sewer and power).
- Ability to provide supporting infrastructure (transport, drainage and open space).

The investigations for the Future Investigation Areas should demonstrate the preferred design outcomes as identified on Figure 12.

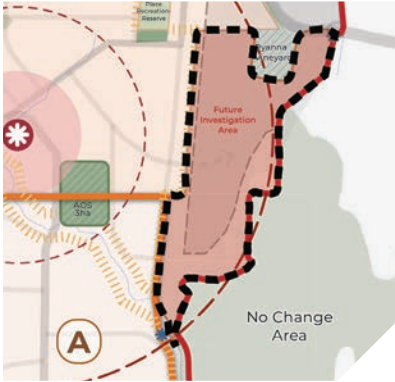
Potentially Contaminated  
Land

1.17

**Confirm suitable land use for area identified on Figure 8 as potentially contaminated**, such as provision of an open space area or widened road reservation.

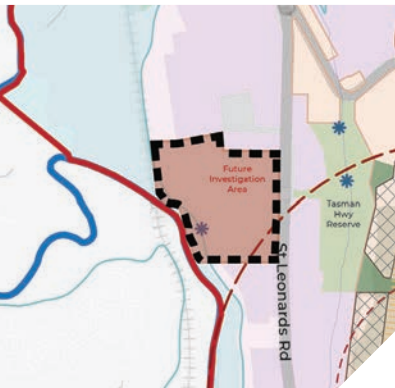
## FUTURE INVESTIGATION AREAS

These areas are identified in the Neighbourhood Plan as suitable for investigation for urban development in the long term. The Investigation Areas will form a logical expansion of the urban area when it can be demonstrated there is a land supply need and the land is capable to support urban development.



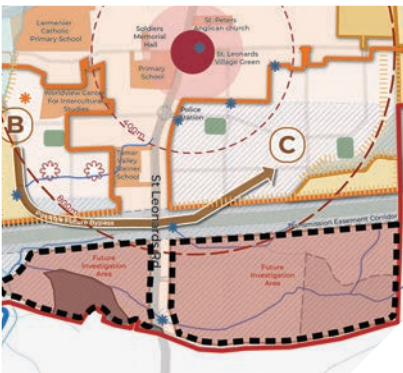
### Future Investigation Area 1 should:

- Retain existing vegetation to preserve natural values.
- Respect the growth area boundary.
- Respond sensitively to the existing vineyard to the north, through the application of land use buffers, low-density residential outcomes or design requirements (consistent with the findings of the Agricultural Land Capability Assessment, GES 2025).



### Future Investigation Area 2 should:

- Be investigated for an industrial land use consistent with surrounding development, subject to an industrial / commercial land supply and demand assessment.
- Support the development of the North Esk River Trail and provide a link between the Tasman Highway Reserve and the North Esk River.
- Ensure access and built form outcomes respond positively to the slope of the land.



### Future Investigation Areas 3 and 4 should:

- Land use should be informed by more detailed land capability assessments in accordance with the Agricultural Land Capability Assessment, GES 2025.
- Respond to flooding, natural values, electricity transmission line easement and Aboriginal heritage.
- Connect areas west and east of St Leonards Road by a high-amenity green-link connection using the transmission easement as a vegetation corridor.
- Ensure a gradual transition from low-density residential areas to rural regions further south.
- Provide an appropriate interface between development and adjacent rural land.

FIGURE 12. PREFERRED DESIGN OUTCOMES FOR THE FUTURE INVESTIGATION AREAS

## Actions

A summary of the Council and proponent actions are detailed below. Refer to the Implementation section for a detailed overview of the Actions and associated sub-tasks (where relevant), responsibilities and timing.

### COUNCIL AND AGENCY ACTIONS

#### CATALYST PROJECT 1

**Rezone the northern new development area (referred to as Planning Implementation Precinct 1 in the Implementation section) and prepare a Specific Area Plan to unlock new housing and amenities.**

- A1** Incorporate the Neighbourhood Plan into future updates to the NTRLUS, including the growth area boundary, proposed new development areas and identified infrastructure provision.
- A2** Prepare Planning Scheme Amendments to rezone land to unlock new development areas identified on Figure 8 and detailed in the Implementation section.
- A3** Prepare a Planning Scheme Amendment to introduce Specific Area Plans (SAP) to embed the Neighbourhood Plan requirements into the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme as identified in the Implementation section.
- A4** Advocate to Homes Tasmania to identify future social housing sites within the growth corridor.
- A5** Advocate to local Community Housing Providers and developers to explore opportunities for the delivery of affordable housing.
- A6** Work with TasWater and TasNetworks to ensure appropriate sewer, water and power infrastructure planning occurs to unlock the new development areas in Figure 8, consistent with the timing identified in the Implementation section.
- A7** Establish an internal Council Project Working Group responsible for cross Council Implementation and Monitoring and Review of the Neighbourhood Plan and the IFF, as detailed in the Monitoring and Review section.

## PROPONENT ACTIONS

- A8** Complete a detailed agricultural land suitability assessment of land identified on Figure 8 as Class 3, Class 4 or within a Tasmanian Irrigation District, prior to lodging a rezoning request.
- A9** Complete a detailed bushfire report to confirm an appropriate development interfaces for areas marked as “further bushfire assessment (method 2)” and “hazard management area” on Figure 8.
- A10** Complete a retail demand assessment to investigate the need for a limited-line supermarket (as identified for Possible Future Activity Centre site in Figure 8) as part of any future rezoning process. If a supermarket site (and potential supporting retail) is deemed required, deliver a master plan for the site.
- A11** Complete the required investigations of Future Investigation Areas (Figure 8 and 13) for urban development, subject to a demonstrated land supply need and ability to deliver necessary infrastructure.
- A12** Prepare Planning Scheme Amendments to unlock new development areas identified in Figure 8 and detailed in the Implementation section.
- A13** Deliver a master plan for the “Proposed Future Activity Centre” as per Figure 8 and Table 3.
- A14** Complete a detailed natural values assessment to confirm the extent of natural values to be protected as part of future development.

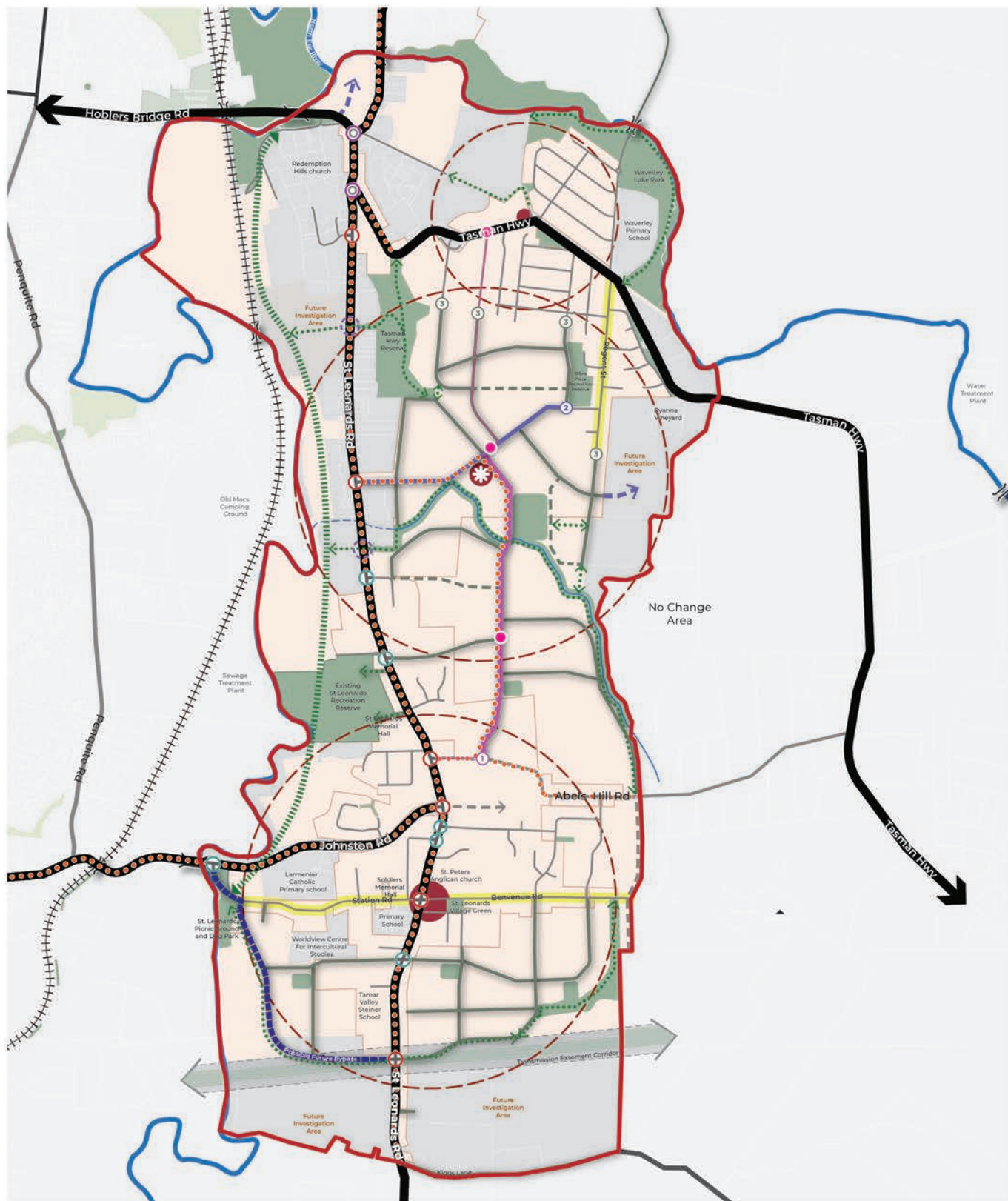


DEVELOPMENT IN ST LEONARDS. PHOTO BY NICK HANSON

# Neighbourhood Plan

## Strategic Direction 2: Connected Communities

STRATEGIC DIRECTION 2: CONNECTED COMMUNITIES



### DRAWING KEY

#### Boundary

— Growth Area Boundary

#### Existing Features

— Existing Vineyard  
 — Transmission Easement Corridor  
 — Vegetation/Natural Values

#### Drainage and Waterways

— Diverine Flooding Extent  
 — Natural Waterways  
 — Piped Waterways  
 \* Potential Drainage Basins

#### Land Use

— Existing General Residential  
 — Proposed General Residential

#### Activity Centre & Community Facilities

— Local Activity Centre (Existing)  
 — Proposed Future Neighbourhood Activity Centre  
 — Possible Future Activity Centre Site  
 — Walkable Catchments  
 — Mixed Use/ Medium Density

#### Existing Connection

— Highway & Arterial Road  
 — Key Local Access Road  
 — Streetscape Improvements

#### Proposed Connection

— Arterial Road (28m)  
 — Collector Road (26m)  
 — Link Road (22m)  
 — Key Local Access Road (20m)  
 — Aspirational North Esk River Trail  
 — Designated Cycling Route  
 — Pedestrian link  
 — Bus Route  
 — Bus Stop

#### Waterway Connection

— Open Space

#### Intersection

— Roundabout  
 — Signalled Intersection  
 — Unsignalled Intersection  
 — Pedestrian Crossings

#### Transition Points

— Connector  
 — Link Road  
 — Key Local Access Road

FIGURE 13. STRATEGIC DIRECTION 2 - CONNECTED COMMUNITIES

-  Arterial Road (28m)  
*Subject to detail design*
-  Collector Road (26m)  
*High Amenity Rd with Shared path*
-  Link Road (22m)
-  Key Local Access Road (20m) *with cycle path/shared path*

**2.1**

**Develop a comprehensive primary movement network** as outlined in Figure 13, creating an interconnected transport system for all modes that links people of all abilities to areas of amenity and services.

Key features of this primary movement network include:






- 2.1.1 **A high-amenity movement north-south spine**, that supports a connection between new and existing activity centers and associated walkable catchments (see Appendix A, **Cross Section A** for a supported cross-section).
- 2.1.2 **A cycle-friendly Link Road**, connecting Regent Street to the new proposed activity centre, through to St Leonards Road via Norah Street to provide an appropriate transition point from the existing road to new road, (see Appendix A, **Cross Section B** for a supported cross-section, and Transition B for supported transition plans).
- 2.1.3 **A highly connected Key Access Road network**, that delivers shared-user paths and provides connections to open spaces, key view lines, and that offer significant connections for pedestrians, cyclists, and vehicles (see Appendix A, **Cross Section C** for a supported cross-section).

-  Highway & Arterial Road
-  Key Local Access Road
-  Streetscape Improvements
-  Walkable Catchments
-  Roundabout
-  Signalised Intersection
-  Unsignalised Intersection
-  Pedestrian Crossings
-  Connector
-  Link Road
-  Key Local Access Road

**2.2**

**Support vehicle and active transport movement** within and between neighbourhoods through a connected, safe, and high-quality network of secondary streets. This strategy will be achieved by:



- 2.2.1 **Ensuring subdivision applications provide a permeable street network** of local streets, each less than 200m in length, that supports the higher order road network as shown in Figure 13 (see Appendix A, **Cross Section D** for a supported cross section). Where appropriate, short segments of local streets may be replaced with green pedestrian links to address intersection conflicts or provide additional vegetation buffers (see Figure 13).
- 2.2.2 **Implementing road cross sections specified** in Figure 13 and Appendix A, consistent with the Tasmanian Municipal Standard Drawings 2020.
- 2.2.3 **Implementing transition points** between the existing road network and new road (See Appendix A, **Transition A-C** for supported transition points)
- 2.2.4 **Promote diverse streets** for various housing types, provide more shade along pedestrian routes, and manage car park demand. Aim for connectivity and views to parks and waterways.

-  Aspirational North Esk Esk River Trail
-  Designated Cycling Route
-  Pedestrian link
-  Waterway Connection
-  Open Space

**2.3**

**Promote walking and cycling** by creating a connected network of paths and bicycle lanes linking people to activity areas, open spaces, and community uses. Specific strategies include:

- 2.3.1 **Ensuring subdivision plans provide for a connected network** of shared paths and bi-directional bicycle lanes (bi di).
- 2.3.2 **Encouraging inclusion of safe pedestrian and cycle connections** between established and new open spaces, (see Appendix A **Cross Section F** for a supported cross section)
- 2.3.3 **Enhancing safety and amenity on key roads and pedestrian links** such as St Leonards Road, Station Road/Benvenue Road, and Regent Street. Appendix A includes supported road cross-sections for upgrades and transitions points.
- 2.3.4 **Providing shared paths along linear open space links**, including investigating a shared path connection along the North Esk River linking the growth corridor to the existing Hoblers Bridge Trail to provide a connection to the Launceston CBD (Figure 13).
- 2.3.5 **Delivering the proposed shared link between the Tasman Highway to Waverley Road** to provide a safe and direct pedestrian connection through to Hoblers Bridge Road from Waverley.

-  Bus Route
-  Bus Stop

**2.4**

**Enhance the public transport network** by expanding the bus routes to serve the growth corridor and connect key activity hubs (see Figure 13 for bus-capable roads).

-  Local Activity Centre (Existing)

**2.5**

**Protect St Leonards Village Activity Centre** by supporting the diversion of vehicle traffic onto Johnston Road (Figure 13).

-  Riverine Flooding Extent
-  Natural Waterways
-  Waterway Connection

**2.6**

**Protect and enhance existing waterways**, as high-amenity, multi-functional linear open space corridors that become the focus for connectivity and active transport, this includes protecting the central waterway as a key connection between the proposed activity centre and open space walkable catchments. (see Appendix A Cross Section E for a supported cross-section).

-  Link Road (22m)

**2.7**

**Recognising important potential strategic road connections** that will support growth in the corridor and across the broader region, such as the new link road project (Hoblers Bridge Road to Henry Street).

## Actions

A summary of the Council and proponent actions are detailed below. Refer to the Implementation section for a detailed overview of the Actions and associated sub-tasks, responsibilities and timing.

### COUNCIL AND AGENCY ACTIONS

#### CATALYST PROJECT 2

Prepare streetscape masterplans for the constructed sections of Station Road / Benvenue Road and Regent Street which identify opportunities for footpath widening, street furniture and tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.

### ROAD PROJECTS

- A15 Investigate delivery of the Hoblers Bridge Road to Henry Street link road.
- A16 Work with the Department of State Growth to prepare a streetscape masterplan for St Leonards Road.
- A17 Prepare streetscape masterplans for the constructed sections of Station Road / Benvenue Road and Regent Street.
- A18 Allocate funding through Council's Capital Works Program or advocate for grant funding for the implementation of the streetscape master plans for St Leonards Road, Station Road / Benvenue Road and Regent Street.
- A19 Prepare a concept design of the bypass road to divert vehicle traffic away from the St Leonards Village Activity Centre onto Johnston Road (Figure 13).

### PUBLIC AND ACTIVE TRANSPORT PROJECTS

- A20 Advocate to the Department of State Growth for improved bus services.
- A21 Investigate the feasibility of a North Esk River Trail to connect from the existing St Leonards Picnic Ground and Dog Run to the to the existing Hoblers Bridge trail that links into the Launceston CBD.
- A22 Prepare a detailed design for a new shared path connection from Tasman Highway to Waverley Road. Allocate funding through Council's Capital Works Program or advocate for grant funding for its construction.

### PROPONENT ACTIONS

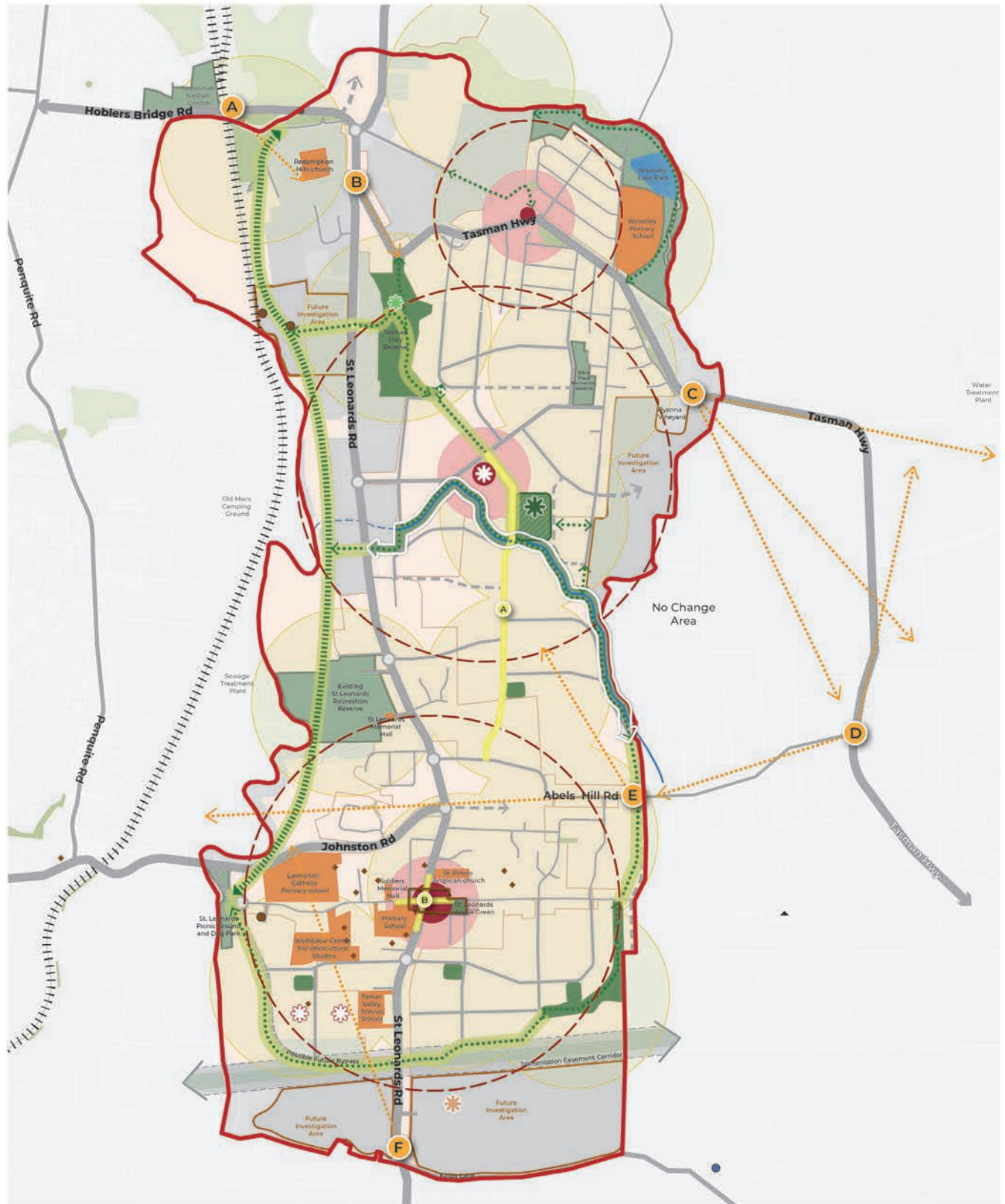
- A23 Deliver road cross sections consistent with Figure 13 and Appendix A.
- A24 Prepare a streetscape masterplan for the high amenity north-south spine road and transition point with Humphrey Street consistent with Cross Section A (Appendix A).
  - Alignment with Cross Section A (Appendix A).
  - Canopy tree planting a consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.
- A25 Prepare a streetscape masterplan for the proposed extension of Norah Street and the transition point to the existing constructed road, including appropriate cycling infrastructure.



ST LEONARDS PICNIC GROUND AND DOG PARK

# Neighbourhood Plan


## Strategic Direction 3: Vibrant Places



**DRAWING KEY**

- |   |  |   |  |
|---|--|---|--|
| <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Growth Area Boundary</li> </ul> <p><b>Existing Features</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing Vineyard</li> <li><span style="background-color: #d9ead3; border: 1px dashed #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Transmission Easement Corridor</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vegetation/Natural Values</li> </ul> | <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing Park</li> <li><span style="background-color: #d9ead3; 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border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 400m Walkable Catchment</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Central Waterway Corridor</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Gateway Open Space</li> </ul> | <p><b>Historic Heritage</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage Register and Overlay Sites</li> <li><span style="border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing Heritage Precinct</li> </ul> <p><b>Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Recorded Cultural Sites</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Cultural Sites</li> </ul> <p><b>Land Use</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing General Residential</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Proposed General Residential</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Future Investigation Area</li> </ul> | <p><b>Activity Centre &amp; Community Facilities</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Activity Centre (Existing)</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Proposed Future Neighbourhood Activity Centre</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Possible Future Activity Centre Site</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Walkable Catchments</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Mixed Use/ Medium Density</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High Amenity Streetscape</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> A North South Spine</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> B St Leonards Village Improvements</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Schools and Community Facilities</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Future Potential Secondary School</li> <li><span style="background-color: #d9ead3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Key Viewpoint and Viewline</li> </ul> |
|---|--|---|--|

FIGURE 14. STRATEGIC DIRECTION 3 - VIBRANT PLACES

 Local Activity Centre (Existing)

**3.1 Enhance the scale and retail and service offer of the St Leonards Village** as identified in Figure 14 and Table 2, consistent with the St Leonards Structure Plan – Retail and Community Infrastructure Needs Analysis, Geografia 2025.

POTENTIAL USES	FLOOR SPACE ALLOCATION
Local Grocer	1,500sqm
Supporting Retail	1,500sqm
Food & Beverage	2,000sqm
Other uses with identified demand: <ul style="list-style-type: none"> <li>General Practice</li> <li>Childcare</li> <li>Child Health and Parenting Services (CHaPS)</li> </ul>	This to be determined by the market. These uses are to be distributed between St Leonards Village and new Neighbourhood Activity Centre.


TABLE 2. ST LEONARDS VILLAGE POTENTIAL USES AND FLOOR SPACE ALLOCATION

 Proposed Future Neighbourhood Activity Centre

**3.2 Support a new neighbourhood activity centre** to service the northern portion of the growth corridor consistent with Table 3.

POTENTIAL USES	FLOOR SPACE ALLOCATION
Local Grocer	850sqm
Supporting Retail	2,000sqm
Food & Beverage	2,500sqm
Other uses with identified demand: <ul style="list-style-type: none"> <li>General Practice</li> <li>Childcare</li> <li>Child Health and Parenting Services (CHaPS)</li> </ul>	This to be determined by the market. These uses are to be distributed between St Leonards Village and new Neighbourhood Activity Centre.

TABLE 3. NEW ACTIVITY CENTRE POTENTIAL USES AND FLOOR SPACE ALLOCATION

 Local Activity Centre (Existing)

**3.3 Enhance the existing Waverley local town centre** by supporting uses that encourage activation of the centre, including retail, food and beverage services.




 Recorded Cultural Sites  
 Registered Cultural Sites

**3.4 Understand, protect, and acknowledge Aboriginal heritage significance**, including preserving significant Aboriginal heritage sites identified on Figure 14, as supported by the St Leonards Structure Plan Aboriginal Heritage Assessment, ACHMA 2024.

 Heritage Register and Overlay Sites

**3.5 Recognise valued historic heritage and neighbourhood character** through implementation of the recommendations from the Historical Heritage Assessment, ACHMA 2024 as follows:

- Protect properties that are identified on the Tasmanian Heritage Register (Figure 14).
- Retain historic landscape features as part of new development, including boundary hedges, stone fences, winding lanes, stands of exotic trees associated with historic homesteads to preserve the character of the area.

 Existing General Residential  
 Proposed General Residential  
 Mixed Use/ Medium Density

**3.6 Support high-quality built form design outcomes** that respond to the existing and emerging character of the growth corridor and sensitively responds to the planned density of development.

 Existing Park  
 Local Park  
 Neighbourhood Park  
 District Park

**3.7 Deliver new open space that fills the gaps in the network** for walkable neighbourhoods in line with the Draft City of Launceston Recreation and Open Space Strategy (Figure 14). Delivery of open space projects is discussed in the Implementation section.

 District Park

**3.8 Deliver a new sports and recreation facility** that comprises an oval, small pavilion and a multi-purpose outdoor court consistent with the recommendations of the St Leonards Structure Plan – Retail and Community Infrastructure Needs Analysis, Geografia 2025.

 Existing Park

3.9

Enhance and elevate the role of existing open spaces through delivery of the projects identified in Table 4, consistent with the Draft City of Launceston Recreation and Open Space Strategy.

EXISTING OPEN SPACE AREA	CLASSIFICATION (AS PER DRAFT CITY OF LAUNCESTON RECREATION AND OPEN SPACE STRATEGY)	DESCRIPTION
Bibra Place Recreation Reserve	Uplift to Neighbourhood Park	Deliver improved amenities which could include facilities such as public toilets, accessible play spaces, parking and a basketball court.
Waverley Lake Park	Neighbourhood Park	Deliver improved shared path connections.
St Leonards Picnic Ground and Dog Run	Neighbourhood Park	Deliver improved path connections, play facilities, parking and river access.
Tasman Highway Reserve	Local Open space	Formalisation of open space through weed removal and delivery of path network and re-vegetation.
St Leonards Village Green	Uplift to Neighbourhood Park	Deliver improved recreation options which could include facilities such as exercise equipment, skate park and climbing gym equipment.
St Leonards Sport Centre	Sports Facility	Engage with lease holders to seek to achieve greater community access to current facilities. Identify opportunities for improved seating, shade, toilets and nature play.

TABLE 4. PROPOSED OPEN SPACE PROJECTS

 Central Waterway Catchment

3.10

Retain existing waterway corridors and focus on replanting projects to support habitat and contribute to neighbourhood character, including delivery of the Central Waterway corridor (see Appendix A, Cross Section E for a supported cross section).

 Schools and Community Facilities

3.11

Provide community infrastructure that meets the future needs of the growth area, consistent with the recommendations of the St Leonards Structure Plan – Retail and Community Infrastructure Needs Analysis, Geografia 2025 (Table 5).

COMMUNITY INFRASTRUCTURE	LOCATION	DESCRIPTION
Soldiers Memorial Hall upgrades	14 Station Road St Leonards	Upgrades to the existing Soldiers Memorial Hall in the form of refurbishment to the existing amenities and kitchen facilities, improved storage space to enhance this facility for broader community use.
New Waverley Community Centre	To be defined	Define a location for a new local community centre within Waverley to include general purpose meeting spaces, a small commercial kitchen and amenities.

TABLE 5. PROPOSED COMMUNITY INFRASTRUCTURE PROJECTS

 Vegetation/ Natural Values

3.12

Protect areas of vegetation and existing tree patches within road reserves, open space areas and private properties that contribute to the character of the corridor (Figure 14).

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> Existing Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8bc34a; margin-right: 5px;"></span> Local Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #66bb6a; margin-right: 5px;"></span> Neighbourhood Park</li> </ul>	3.13	<p>Improve the delivery of tree canopy and landscaping outcomes as part of the development approvals process.</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 10px; height: 10px; background-color: #ffc107; border-radius: 50%; margin-right: 5px;"></span> Key Viewpoint and Viewline</li> </ul>	3.14	<p>Protect and enhance view lines (see A to F) to mountain ranges and destinations within the growth area through careful subdivision design and road alignments (Figure 14).</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 10px; height: 10px; background-color: #ffc107; border-radius: 50%; margin-right: 5px;"></span> Key Viewpoint and Viewline</li> </ul>	3.15	<p>Improve the entrance to the growth corridor by enhancing the Tasman Highway Reserve as a gateway open space (Figure 14).</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107; border-radius: 50%; margin-right: 5px;"></span> Future Potential Secondary School</li> </ul>	3.16	<p>Investigate the long term need for a potential future secondary school as shown on Figure 14.</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107; margin-right: 5px;"></span> High Amenity Streetscape</li> <li><b>A</b> North South Spine</li> <li><b>B</b> St Leonards Village Improvements</li> </ul>	3.17	<p>Enhance the north south spine road (marked as B on Figure 14) as a high amenity connection for vehicle and active transport as supported by Strategic Direction 2.</p> <p>Note: St Leonards Village Improvements under Action A26 on the following page.</p>



ST LEONARDS VILLAGE CENTRE. PHOTO BY NICK HANSON

# Actions

## COUNCIL ACTIONS

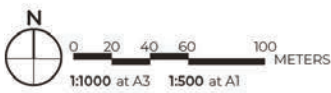
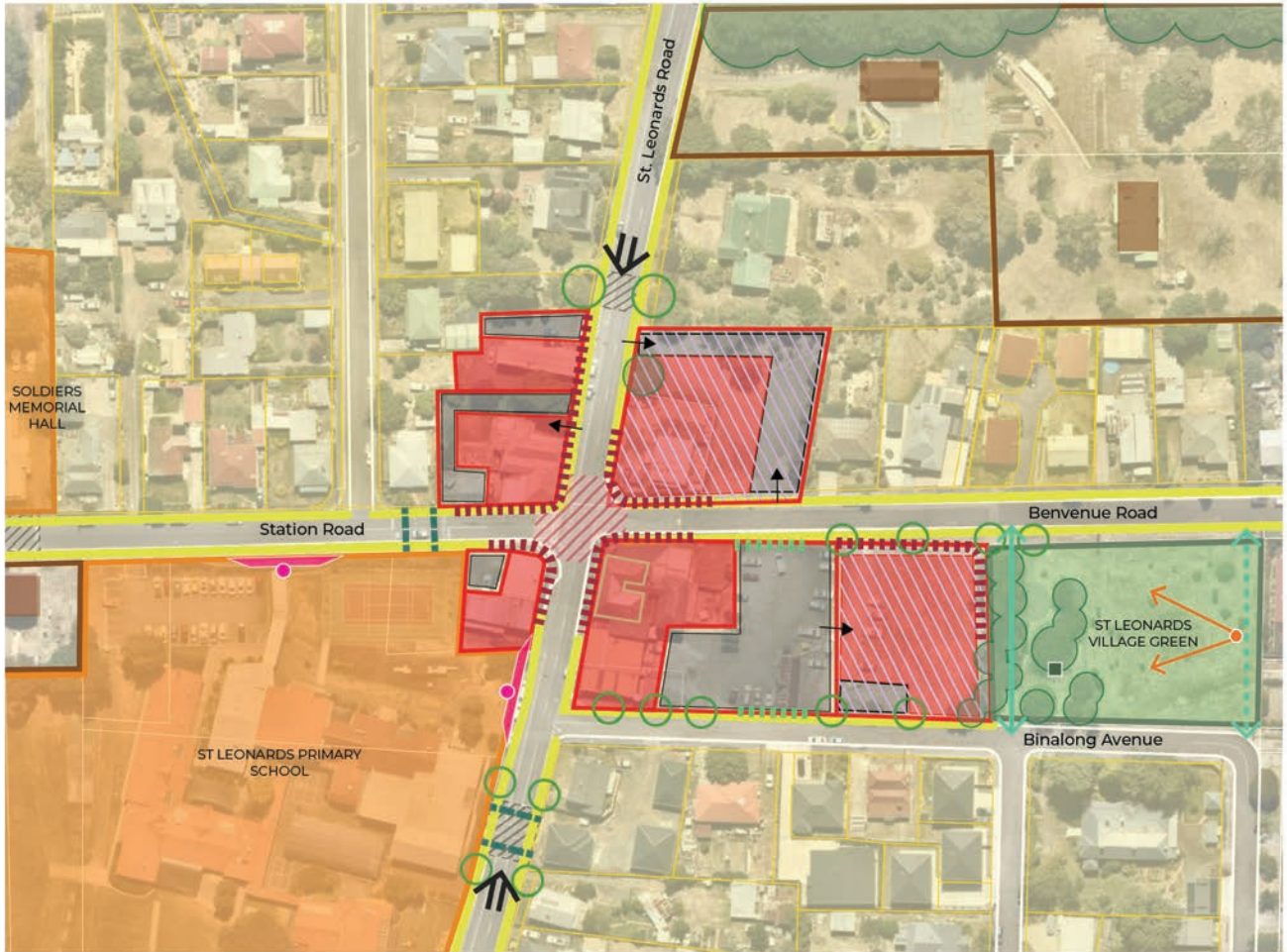
### CATALYST PROJECT 3

Prepare a landscape masterplan for the Waverley Lake Park that identifies opportunities for improved shared path connections, consistent with the Draft City of Launceston Recreation and Open Space Strategy.

- A26 Prepare a master plan for the St Leonards Village (label B, on Figure 14) that examines the development opportunities shown on Figure 15.
- A27 Implement the recommendations of the Historical Heritage Assessment, ACHMA 2025.
- A28 Prepare a Landscape Master Plan for the Tasman Highway Reserve.
- A29 Prepare Landscape Master Plans for the existing open space projects identified in Table 4, the proposed sport and recreation facility and the new open space areas identified on Figure 14.
- A30 Prepare a detailed design for the upgrade to the Soldiers Memorial Hall (as per Table 5).
- A31 Investigate delivery of a new small community facility in Waverley as per Table 5.
- A32 Prepare Landscape Design Guidelines that are used by Council to assess landscape master plans prepared by proponents.
- A33 Prior to rezoning, engage with the Department of Education, Children and Young People (DECYP) to confirm the need for a secondary school site (Figure 14). If no commitment can be made by DECYP to secure the land, the land will revert to the underlying future land use (residential).
- A34 Work with the Department of Health to identify suitable locations for the delivery of Child Health and Parenting Services (CHaPS). Consider locations within existing or proposed activity centres as well as the potential to use proposed community infrastructure for these services.

## PROPONENT ACTIONS

- A35 Develop Landscape Master Plans that consider the proposed high amenity waterway corridor consistent with Appendix A, **Cross Section E**. The landscape master plans should identify opportunities for re-vegetation of the corridor and provision of a shared path connection for a high amenity public open space.



- |  |   |                                     |                                       |
|--|---|-------------------------------------|---------------------------------------|
| Key Development Sites for Local Business Use | Design Key Entries with Enhanced Landscape Outcomes     | Landscape Sleeving of Car Parks     | Bus Stop Upgrade (including shelters) |
| Commercial/ Retail Use (Local Business Zone) | Traffic Calming Treatment                               | Shared User Path Connection         | Registered Heritage Place             |
| Car Park/ Back-of-House                      | Upgrade Intersection to Improve Pedestrian Walkability  | Create Pedestrian Connection        | Respect Existing Architecture         |
| Support Mixed Use / Medium Density           | Improved Footpath, Streetscape and Street Tree Planting | Improved Existing Crossing Outcomes | Future Play Ground Upgrade            |
| Community Purpose                            | Active Frontage with 0m setback                         | Retain View Lines                   |                                       |
| Open Space                                   |   | Retain Key Canopy Trees             |                                       |
| Vehicle Access / Undercroft Car Park         |   | Key Street Tree Planting            |                                       |

FIGURE 15. ST LEONARDS VILLAGE CONCEPT PLAN

# IMPLEMENTATION

Putting a Neighbourhood Plan into action involves a range of different implementation steps (Figure 16). This chapter describes those steps, when they should be taken and who is responsible for leading the change.

Firstly, there are **statutory implementation** steps to ensure the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme is updated to reflect the strategies and plans contained within the document. This includes rezoning and preparing more detail statutory planning guidance for specific areas. These are critical for setting the planning framework for future development applications.

**Infrastructure delivery** is a critical yet complex area of implementation. The IFF will set out the higher order shared infrastructure projects and the approach to how these will be funded and delivered, to unlock the staged delivery of the growth area.

Lastly, there are **general actions** that may involve further investigations or advocacy efforts to support the long-term vision for the area. These actions might include advocacy, more detailed planning and design processes, environmental assessments, or partnerships with various stakeholders to achieve broader goals. Some actions are required to occur to inform statutory implementation.

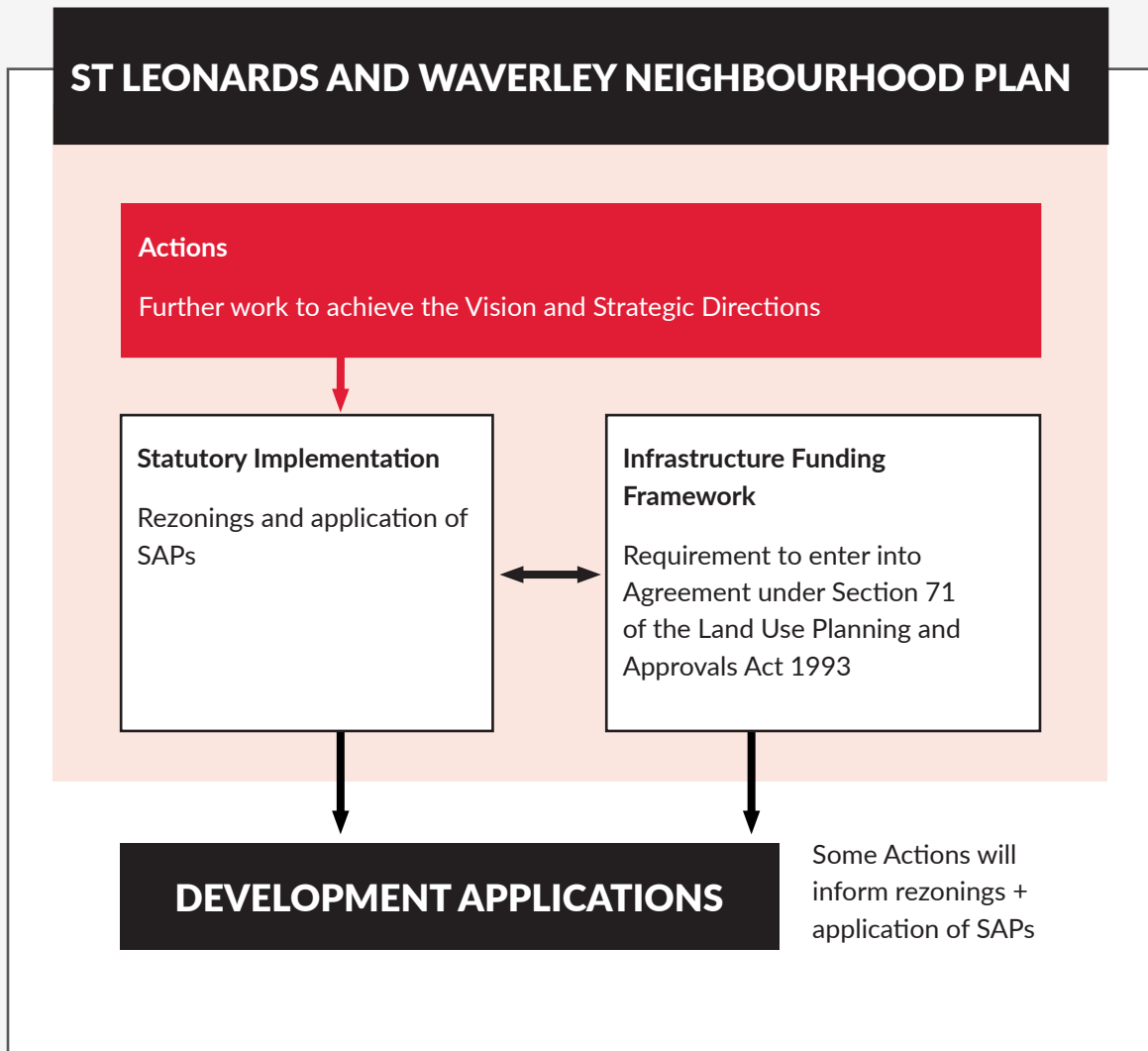


FIGURE 16. NEIGHBOURHOOD PLAN IMPLEMENTATION

# Statutory Implementation

Statutory implementation involves amending the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, so future development applications are submitted consistent with the Neighbourhood Plan. Statutory Implementation is in the form of rezoning and application of Specific Area Plans (SAPs).

Statutory Implementation will occur consistently with four Planning Implementation Precincts (Figure 17) where a staged approach to rezoning and application of SAPs will occur as detailed below.

The Planning Implementation Precincts have been defined based on:

- Land ownership boundaries
- Access to existing higher order infrastructure
- Servicing catchments (water, sewer, power)
- Drainage catchments
- Ability to stage development with infrastructure delivery



WAVERLEY TOP SHOP. PHOTO BY NICK HANSON.

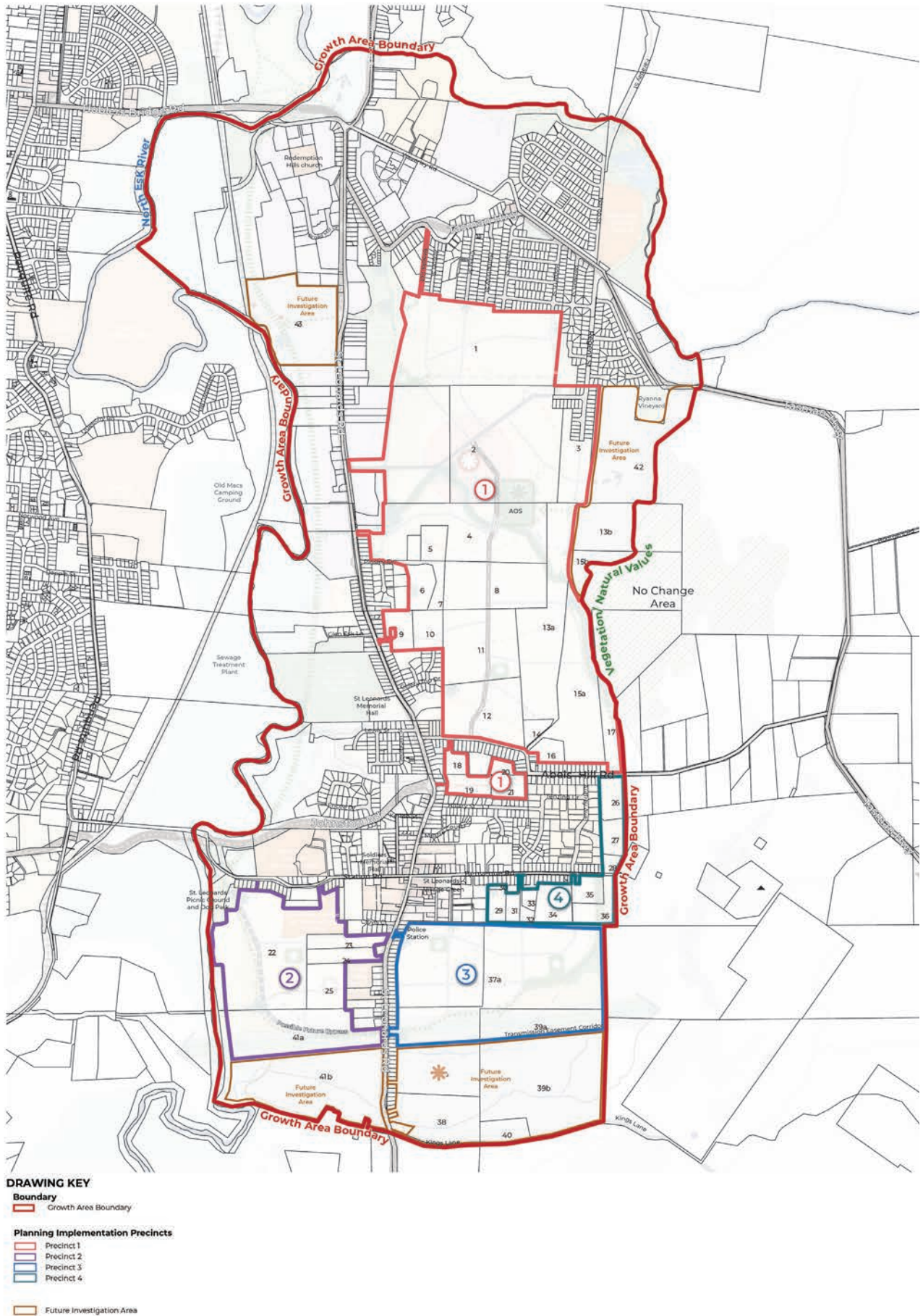


FIGURE 17. PLANNING IMPLEMENTATION PRECINCTS

## Specific Area Plan

Specific Area Plans (SAP) will be used as the mechanism to provide guidance on areas where a unique development outcome is being sought. SAPs are proposed to implement the Neighbourhood Plan to give it statutory effect, so the plans directions are responded to as part of development applications.

A SAP is proposed for each Planning Implementation Precinct to be applied at the time of rezoning (discussed below). Planning Implementation Precincts 1 and 2 include land that's already zoned for residential purposes, but is not yet developed, the SAP control will also apply to this land.

It is proposed that the two existing SAPs that apply within the growth area are removed at the time that new SAPs are introduced. The existing SAPs are:

- LAU-S4.0 – Hillary Street Specific Area Plan
- LAU-S12.0 – Development Potential Specific Area Plan

The drafting of the SAPs should include the following general guidance:

- Requirement to develop and use land consistent with the Neighbourhood Plan (Figure 7).
- A provision to ensure any short term planning, building or subdivision approvals do not preclude delivery of the Neighbourhood Plan outcomes in the long term.

Specific consideration should be given to inclusion of the following more detailed guidance in each SAP.

### Purpose

At a minimum, the purpose section of each SAP should include:

- Reference to implementing land use and development consistent with the Neighbourhood Plan.
- Reference to the IFF and requirements for funding and delivery of infrastructure.

### Application of this plan

- The SAP should apply in accordance with the Planning Implementation Precincts in Figure 17, at the time of rezoning as discussed in the next section of the Neighbourhood Plan.
- The Neighbourhood Plan (Figure 7) and any relevant master plans (consistent with the Actions in this document) should be included as Figures within the SAP.

## Local Area Objectives

At a minimum, the purpose section of each SAP should include:

- Local Area Objectives should implement the Strategic Directions of the Neighbourhood Plan and reference the relevant strategies for each Planning Implementation Precinct.
- The key strategies to highlight as Local Area Objectives include:
  - Aspirations for diverse housing within 200m walkable catchment of the two Activity Centres.
  - Provision for road cross sections consistent with the Neighbourhood Plan.
  - Aspirations to retain vegetation on site where possible.
  - Delivery of sport and recreation and community infrastructure.
  - Protection of cultural heritage values
  - Protection of historic heritage values.

## Modification or substitution of standards

A SAP can modify, substitute or add to the State Planning Provision (SPP) based on the underlying zone to which the SAP applies. This needs to be clearly identified within the SAP under the relevant headings:

- Use table
- Use standards
- Development standards for building and works
- Development standards for subdivision

At the time of preparing the SAP for each Planning Implementation Precinct, the relevant provisions should be reviewed to determine if any modifications or substitutions are required in order to implement the Neighbourhood Plan. It is likely that the majority of standards will be “in addition” to the standards of a Zone or Code.

## Proposed Rezoning

Rezoning is required to translate non-urban zones into urban zones consistent with the Neighbourhood Plan. There are immediate and future rezonings to ensure the development of new housing occurs in a staged way that is aligned with infrastructure delivery. The proposed approach to zone changes are set out in the following sections of the document. While the Neighbourhood Plan has been informed by high level technical investigations (as identified in the Preparing the Neighbourhood Plan section), any planning scheme amendment or development application will need to be accompanied by the necessary technical assessments as required by the Land Use Planning and Approvals Act 1993 and the Tasmanian Planning Scheme - Launceston (such as land contamination, landslip hazard etc).

### Zoning Acronyms

AZ Agricultural Zone

CPZ Community Purpose Zone

FUZ Future Urban Zone

LCZ Landscape Conservation Zone

LBZ Local Business Zone

GRZ General Residential Zone

RLZ Rural Living Zone

RZ Rural Zone



ST LEONARDS RECREATION RESERVE



LOOKING TOWARDS ST LEONARDS GROWTH AREA

## Implementation Precinct 1

Planning Implementation Precinct 1 is identified as the immediate area for rezoning (Table 6) as it:

- Has existing access to servicing (water and sewer) infrastructure (as detailed in Strategic Direction 1).
- Will help facilitate a connected transport network.
- Will enable a catchment approach to the delivery of drainage infrastructure.
- Will deliver new community amenities (new activity centre, open space and a sport and recreation facility).
- Includes a range of developers who are ready to progress with development applications.
- Includes opportunities for delivery of diverse housing.

The immediate rezonings are anticipated to occur as soon as practicable upon finalisation of the Neighbourhood Plan (as per Strategic Direction 1 – Catalyst Project 1).

Implementation Precinct 1 includes some land that's already zoned GRZ, which is considered appropriate. However, with respect to Property 2 some LBZ and IRZ is proposed to also be introduced. Property 2 includes the proposed activity centre, which anticipates uses that aren't permissible under the GRZ. Therefore, as identified by Action 13, a master planning process is recommended to occur to refine the extent and location of the activity centre site to inform application of the LBZ. This master plan will also identify opportunities for diverse housing (in the form of town house and potentially low rise apartments), its recommended the IRZ be applied to facilitate this form of housing consistent with the master plan.

PROPERTY NUMBER	EXISTING ZONE	PROPOSED ZONE	RESPONSIBILITY	PRE-CONDITIONS	TIMING
2	GRZ	GRZ and LBZ + IRZ (extent to be confirmed)	Council or proponent	SAP & Section 71 Agreement (see IFF section of document).	Short
4	Part RZ, part GRZ	GRZ	Council	SAP & Section 71 Agreement (see IFF section of document)	Short
6 to 8, 11, 14 & 17	RZ	GRZ	Council	SAP & Section 71 Agreement (see IFF section of document)	Short
13a	RZ	GRZ	Council	N/A	Short
15a	RZ	GRZ	Council	N/A	Short

TABLE 6. IMMEDIATE REZONING (PLANNING IMPLEMENTATION PRECINCT 1)

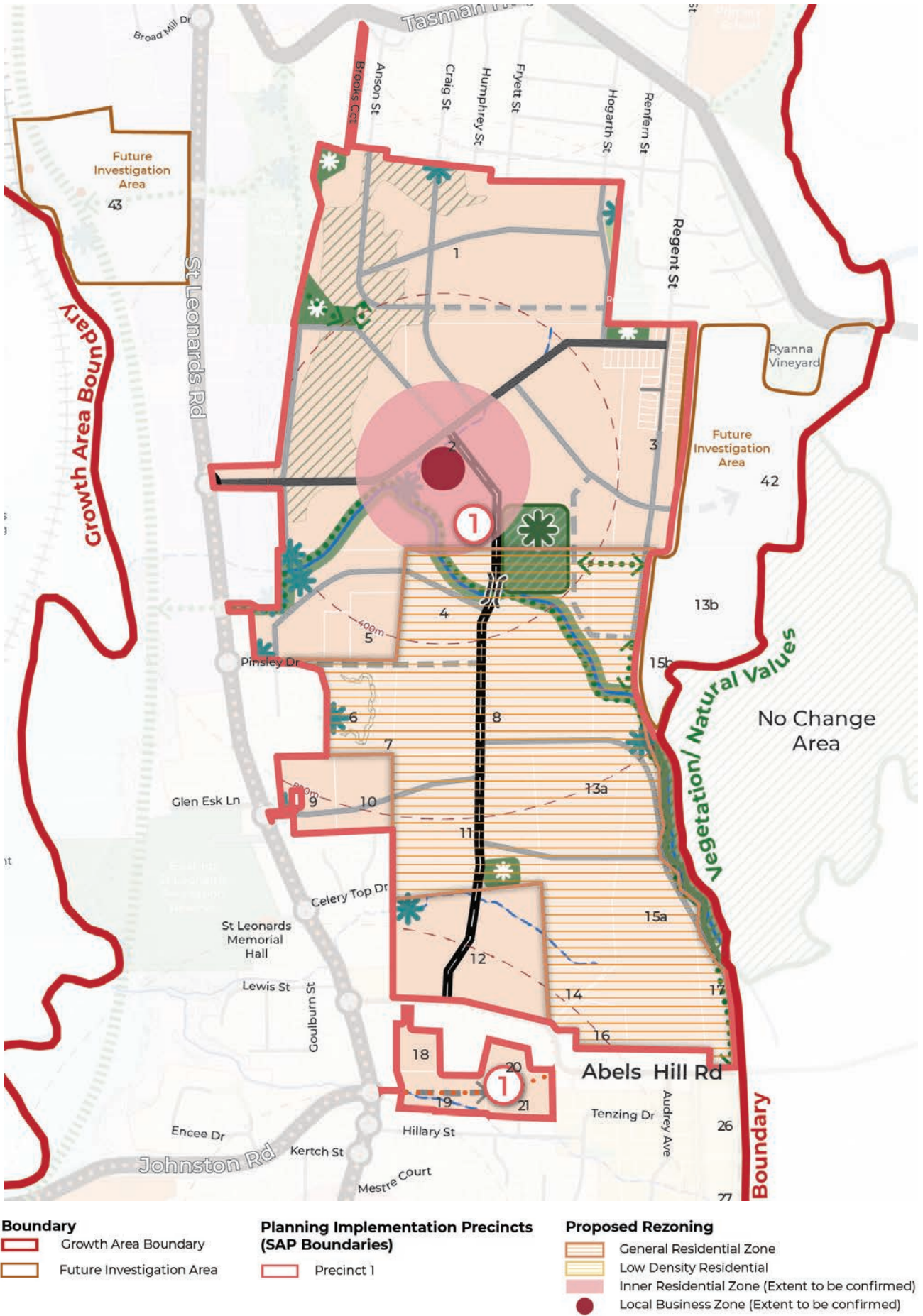


FIGURE 18. PLANNING IMPLEMENTATION PRECINCT 1 PROPOSED REZONING AND APPLICATION OF SAP

## Planning Precincts 2, 3 and 4

Planning Precincts 2, 3 and 4 are subject to more detailed work and will be completed by Council or the relevant proponent. The future rezoning areas don't have timing attributed to them as they will be subject to meeting the identified pre-conditions (Table 7).

PROPERTY & EXISTING ZONE	PROPOSED ZONE	RESPONSIBILITY	PRE-CONDITIONS
Planning Precinct 2			
22 – RZ	GRZ	Council or proponent	22 & 41A: <ul style="list-style-type: none"> <li>• Demonstrated land supply need. State Planning policy identifies a 15-year zoned land supply as an appropriate threshold.</li> <li>• Confirmation of the extent of land to be set aside as flood prone / low density development, consistent with the flood-prone areas Code.</li> <li>• Resolution of form of proposed bypass road.</li> <li>• Resolution of provision of water and waste water infrastructure.</li> <li>• Investigations into demand for half line super market and associated master planning (as identified as pre-condition to property 25)</li> </ul> 41A: <ul style="list-style-type: none"> <li>• Investigation into agricultural suitability (as detailed by Action 8).</li> <li>• Preparation of a SAP (to be prepared by Council).</li> <li>• Section 71 Agreement (see IFF section of document).</li> </ul>
41a – AZ	Potential for LBZ and IRZ to be applied to property 22.		
25 – RZ	GRZ Potential for LBZ and IRZ to be applied to property 22.	Council or proponent	<ul style="list-style-type: none"> <li>• Investigations into demand for a limited line supermarket and associated retail.</li> <li>• If retail required, completion of a master plan to confirm extent of activity centre site and application of the LBZ.</li> <li>• Preparation of a SAP (to be prepared by Council).</li> <li>• Section 71 Agreement (see IFF section of document).</li> <li>• If the activity centre is required, the master plan should identify appropriate locations for diverse housing to inform application of the IRZ.</li> </ul>
Planning Precinct 3			
37a – FUZ	GRZ & LDRZ	Proponent	<ul style="list-style-type: none"> <li>• Demonstrated land supply need. State Planning policy identifies a 15-year zoned land supply as an appropriate threshold</li> <li>• Resolution of provision of water and waste water infrastructure.</li> <li>• Section 71 Agreement (see IFF section of document).</li> <li>• Investigation into agricultural suitability (as detailed by Action 8).</li> <li>• Preparation of a SAP (to be prepared by Council).</li> </ul>

Planning Precinct 4			
26 - RLZ	LDRZ	Council	<ul style="list-style-type: none"> <li>• Demonstrated land supply need. State Planning policy identifies a 15-year zoned land supply as an appropriate threshold</li> <li>• Resolution of provision of water and waste water infrastructure.</li> <li>• Preparation of a SAP (to be prepared by Council).</li> <li>• Section 71 Agreement (see IFF section of document)</li> </ul>
27 & 28 - RZ	LDRZ	Council	
29 to 34 - RZ	GRZ	Council	
35 - RZ	LDRZ & GRZ	Council	

TABLE 7. FUTURE REZONING (PLANNING PRECINCT 2, 3 AND 4)

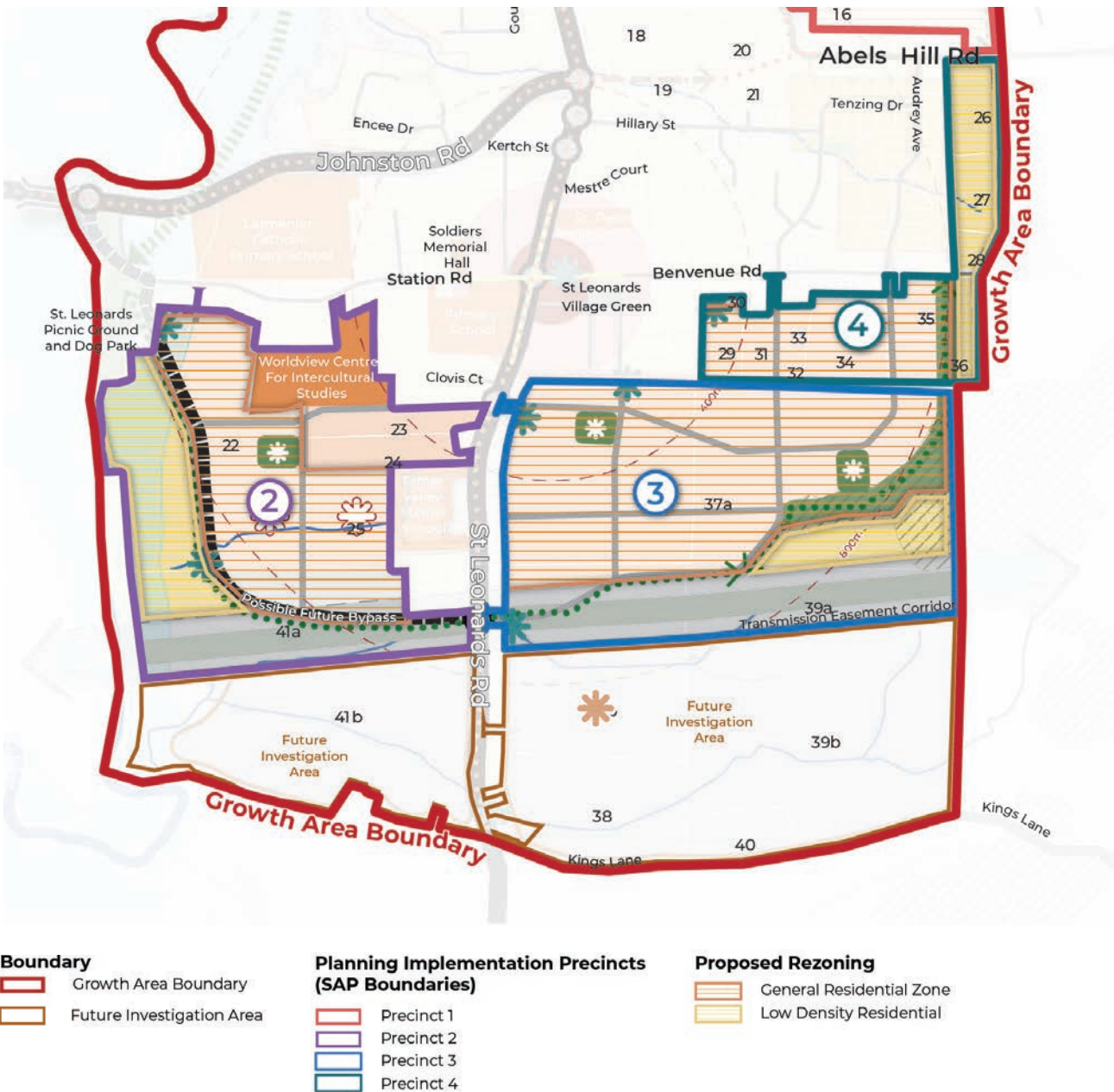


FIGURE 19. PLANNING IMPLEMENTATION PRECINCT 2, 3 AND 4 PROPOSED REZONING AND APPLICATION OF SAP

# Codes

A number of Code Overlays apply across the Neighbourhood Plan Area including:

- Local Historic Heritage Code
- Natural Assets Code
- Scenic Protection Code
- Flood-Prone Areas Code
- Bushfire-Prone Areas Code
- Potentially Contaminated Land Code
- Landslip Hazard Code
- Waterway and coastal protection Code

There is an opportunity to review the code mapping as a result of the technical findings and directions of the Neighbourhood Plan. Particularly with respect to Actions 27 in relation to Historic Heritage and the findings of the Natural Values Assessment (identified in Section 6).



HOMES IN WAVERLEY



WAVERLEY PRIMARY SCHOOL

# Infrastructure Funding Framework

The St Leonards and Waverley Infrastructure Funding Framework (IFF) is being prepared to guide the delivery of shared infrastructure projects to service the proposed development of the growth area for housing.

The IFF will:

- Identify the shared infrastructure that is required to support the development of the St Leonards and Waverley growth area;
- Determine the scope, cost, justification and apportionment for shared growth area infrastructure;
- Specify the infrastructure charges payable for the shared infrastructure and the requirement to directly deliver specific infrastructure; and
- Describe how this IFF is to be administered and implemented.

The IFF will be implemented via a SAP with landowners required to enter into an agreement with Launceston City Council, prior to rezoning or subdivision, under Section 71 of the Land Use Planning and Approvals Act 1993 (LUPA).

## Strategic Basis

The IFF is being informed by the land use and development directions identified in the Neighbourhood Plan. Tasmania does not currently have legislation which gives legal effect to a formal infrastructure contributions system, however the IFF is being prepared with regard to the following principles commonly used in infrastructure planning in other states, which are considered to be relevant and appropriate for this project:

NEED	clearly establishing the need for the infrastructure
NEXUS	identifying and describing the nexus between the number and type of projects included in the IFF and the land it services
SIMPLICITY	simplifying the number and type of projects included in the IFF
EQUITY	maintaining a fair and equitable distribution of funding obligations
TRANSPARENCY	clearly articulating the justification for the infrastructure and calculation of charges
ACCOUNTABILITY	ensuring that the IFF obligations are implemented by focusing on development coordination and monitoring and reporting on these obligations.

## Infrastructure Project Context

The infrastructure context is key to informing how projects are funded and delivered. The infrastructure context for St Leonards and Waverley is identified below.

### Transport Context

The transport context for the growth area is as follows:

- Road and intersection design approved as part of recent subdivisions has generally been designed to meet the needs of individual applications, rather than the growth area more broadly.
- There are existing capacity constraints on the surrounding road network, in particular the Hoblers Bridge Road / David Street intersection. This is the main intersection used by vehicles travelling from St Leonards and Waverley into the Launceston CBD. Council is investigating a new road link to provide an alternative access route, referred to as the Henry to Hoblers connection.
- St Leonards Road is the key arterial providing access to the growth area. The majority of traffic generated from the growth area will access this road. This traffic will mostly travel north and for this reason, upgrades to existing intersections and new signalised intersections along St Leonards Road are a priority.
- There are limited opportunities for new access points off St Leonards Road into the growth area, due to the existing development footprint with several constructed buildings along St Leonards Road.
- There are a number of existing destinations along St Leonards Road that have existing access points (i.e. existing industrial development and the St Leonards Sports Centre).
- The bus network will need to be extended to service the proposed growth of St Leonards and Waverley.

### Drainage Context

The drainage context for the growth area is as follows:

- Stormwater management infrastructure approved as part of recent subdivisions has generally been designed to meet the needs of individual applications, rather than a catchment wide solution to managing stormwater.
- Stormwater utilises a number of pipes under St Leonards Road to outfall to the North Esk River. There are some existing capacity and functionality constraints with this pipe infrastructure. Council will be responsible for addressing existing functionality constraints with the existing network
- Drainage catchments don't align with property boundaries, but the catchments fall within the proposed new development areas.

## Sport & Recreation, Open Space and Shared Path Context

The sport & recreation, open space and shared path context for the growth area is as follows:

- Council is currently finalising a new open space strategy for the municipality, the Draft Recreation and Open Space Strategy (ROSS).
- There are a number of existing local parks within the growth area, the draft ROSS anticipates upgrades to a number of these to be delivered by Council.
- The St Leonards Sports Centre is also located within the growth area. This Centre is currently leased and therefore use of the facility is restricted for general community use. The ROSS seeks to investigate ways this facility can be better accessed by the community in addition to identifying opportunities for value-additions such as play equipment and picnic facilities.
- The Northern Tasmania Netball Association courts are located in close proximity to the growth area on Hoblers Bridge Road.
- There is currently an under provision of both passive and active open space at a suburb level for St Leonards and Waverley.
- There are opportunities to formalise the shared path network that services the Waverley Lake Park to improve this local open space area.
- An aspirational shared path has been discussed for a number of years along the North Esk River. This would connect into the existing Hoblers Bridge trail that connects through Newstead into the Launceston CBD and onto Kings Bridge.

## Community Infrastructure Context

The community infrastructure context for the growth area is as follows:

- There are existing community halls within the St Leonards area that are owned by Council and leased to community groups.
- There is demand for improved access to community facilities for the growth area.

## Shared Infrastructure Categorisation and Delivery

The approach to delivery and funding of infrastructure will be informed by the principles and infrastructure context discussed above.

**The IFF will guide the funding and delivery of shared higher order infrastructure. Where infrastructure projects benefit an individual developer these projects will remain as normal developer delivered subdivision projects.**

Shared infrastructure have been categorised as identified in Table 8, the two categories of infrastructure are precinct specific infrastructure and growth area infrastructure depending on the direct benefitting catchment.

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE	OVERVIEW
Precinct Specific Infrastructure	Likely to include Drainage and Transport projects.	Benefit and cost of this infrastructure shared across an implementation precinct (as detailed in the Statutory Implementation section above).
Growth Area Infrastructure	Likely to include Sports and Recreation, Transport and Community Infrastructure projects	Growth area infrastructure benefits all new development within the growth area and therefore the costs are apportioned across all new development.

TABLE 8. SHARED INFRASTRUCTURE CATEGORIES

Shared infrastructure will either be delivered by a developer or by Council (Table 9). Developers will deliver projects as Works In Kind (WIK)<sup>1</sup>, where there is no logical WIK opportunity Council will be responsible for the delivery of the project. Developers will pay a shared infrastructure levy to contribute to the cost of the shared projects.

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE	OVERVIEW
Developer delivered as Works In Kind (WIK) project	Likely to include Drainage and Transport projects.	Developer delivers precinct specific and/or shared infrastructure and is credited the cost via the IFF.
Council delivers project	Likely to include Drainage, Sports and Recreation, Transport and Community Infrastructure projects.	Council delivers infrastructure that is funded through shared infrastructure levy.

TABLE 9. INFRASTRUCTURE DELIVERY APPROACHES

## Next Steps

Once finalised the IFF will be embedded into this chapter of the Neighbourhood Plan document. The next steps to finalise the IFF include:

- Refinement of project designs and costs and finalisation of list of projects that form precinct specific and growth area infrastructure.
- Development of shared infrastructure levy.
- Finalisation of project list to be delivered directly by developers as WIK.
- Implementation and administration components of the IFF.

Once the IFF has been finalised there will be further targeted engagement.

<sup>1</sup> Works In Kind (WIK) – Is an agreement between a Council and a land owner to provide land or construction services instead of paying a cash fee.

# Actions

Table 10 identifies the Actions required to Implement the Neighbourhood Plan.

The elements of the Action table are:

- The **description** of the action includes the main task, in some instance there are sub-tasks that will also be required to be completed.
- The **responsibility** column identifies who will be responsible for leading delivery of the action. Where both Council and an agency is identified, Council will lead the action in partnership with the agency. A proponent action will be led by the developer or other key relevant stakeholder.
- The **timing** column is identified as either immediate, short, medium or long term. The immediate category applies to the Catalyst Projects as actions Council will proceed with as soon as practicable possible upon finalisation of the Neighbourhood Plan. Short term actions are intended to occur within 0 – 5 years, medium term are within 5 – 10 years and long term actions are beyond 10 years.

ACTION	DESCRIPTION	RESPONSIBILITY	TIMING
<b>Strategic Direction 1: Sustainable Growth</b>			
Catalyst Project 1	Rezoning the northern new development area (referred to as Planning Implementation Precinct 1 in the Implementation section) and prepare a Specific Area Plan to unlock new housing and amenities.	Council	Immediate
A1	Incorporate the Neighbourhood Plan into future updates to the NTRLUS, including the growth area boundary, proposed new development areas and identified infrastructure provision.	Council	Short term
A2	Prepare Planning Scheme Amendments to rezone land to unlock new development areas.	Council or proponent (see Statutory Implementation section)	Short to long term
A3	Prepare a Planning Scheme Amendment to introduce Specific Area Plans (SAP) to embed the Neighbourhood Plan requirements into the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme as identified in the Implementation section.	Council or proponent (see Statutory Implementation section)	Short to long term
A4	Advocate to Homes Tasmania to identify future social housing sites within the growth corridor.	Council or proponent Homes Tasmania	Short to long term
A5	Advocate to local Community Housing Providers and developers to explore opportunities for the delivery of affordable housing.	Council or proponent Community Housing Providers	Short to long term

<b>A6</b>	Work with TasWater and TasNetworks to ensure appropriate sewer, water and power infrastructure planning occurs to unlock the new development areas in Figure 8, consistent with the timing identified in the Statutory Implementation	Council TasWater TasNetworks	Short to long term
<b>A7</b>	Establish an internal Council Project Working Group responsible for cross Council Implementation and Monitoring and Review of the Neighbourhood Plan and the IFF, as detailed in the Monitoring and Review section.	Council	Short
<b>A8</b>	Complete a detailed agricultural land suitability assessment of land identified on Figure 8 as Class 3, Class 4 or within a Tasmanian Irrigation District, prior to lodging a rezoning request.	Proponent	Short to long
<b>A9</b>	Complete a detailed bushfire report to confirm an appropriate development interfaces for areas marked as "further bushfire assessment (method 2)" and "hazard management area" on Figure 8.	Proponent	Short to long
<b>A10</b>	Complete a retail demand assessment to investigate the need for a limited-line supermarket (as identified for Possible Future Activity Centre site in Figure 8) as part of any future rezoning process. If a supermarket site (and potential supporting retail) is deemed required, deliver a master plan that identifies: <ul style="list-style-type: none"> <li>• Location and extent of limited line supermarket and any associated retail needs and associated extent of Local Business Zone that should apply.</li> <li>• Opportunities for delivery of diverse housing associated with the activity centre site, to be rezoned to Inner Residential Zone.</li> </ul>	Proponent	Short
<b>A11</b>	Complete the required investigations of Future Investigation Areas (Figure 8 and 13) for urban development, subject to a demonstrated land supply need and ability to deliver necessary infrastructure.	Proponent	Long
<b>A12</b>	Prepare Planning Scheme Amendments to unlock new development areas identified in Figure 8 and detailed in the Implementation section.	Council or proponent	Short to long
<b>A13</b>	Deliver a master plan for the "Proposed Future Activity Centre" as per Figure 8 and Table 3 that identifies: <ul style="list-style-type: none"> <li>• the mix of uses consistent with the recommendations of the St Leonards Structure Plan – Retail and Community Infrastructure Needs Analysis, Geografia 2025, including identification of a land area to which the Local Business Zone should apply.</li> <li>• Identification of locations suitable for diverse housing such as town houses and low rise apartments, and subsequent extent of re-zoning to the Inner Residential Zone.</li> <li>• Location of a local grocer.</li> <li>• Interface treatment to new proposed Sport and Recreation infrastructure.</li> <li>• Streetscape treatment, including wayfinding, and interfaces to diverse housing outcomes.</li> <li>• Landscape outcomes including tree planting opportunities and enhancement of the retained waterway as a key open space and amenity feature.</li> </ul>	Proponent	Short
<b>A14</b>	Complete a detailed natural values assessment to confirm the extent of natural values to be protected as part of future development.	Proponent	Short to long

ACTION	DESCRIPTION	RESPONSIBILITY	TIMING
<b>Strategic Direction 2: Connected Communities</b>			
<b>Catalyst Project 2</b>	Prepare streetscape masterplans for the constructed sections of Station Road / Benvenue Road and Regent Street which identify opportunities for footpath widening, street furniture and tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.	Council	Immediate
<b>A15</b>	Investigate delivery of the Hoblers Bridge Road to Henry Street link road connection by: <ul style="list-style-type: none"> <li>• Confirming a preferred alignment and completing detailed design.</li> <li>• Advocating for grant funding for the roads delivery, in consultation with the Department of State Growth.</li> </ul>	Council Department of State Growth	Short
<b>A16</b>	Work with the Department of State Growth to prepare a streetscape masterplan for St Leonards Road which identifies: <ul style="list-style-type: none"> <li>• Opportunities for improved safety for on-road cyclists, such as painted cycle lanes and signage.</li> <li>• Opportunities for improved pedestrian safety through footpath widening and provision of paths on both sides of the road.</li> <li>• Tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.</li> <li>• Opportunities for improved and consistent signage to support businesses.</li> <li>• Entry signage / treatment opportunities at each end to mark arrival into the corridor.</li> </ul>	Council Department of State Growth	Short to Medium
<b>A17</b>	Prepare streetscape masterplans for the constructed sections of Station Road / Benvenue Road and Regent Street which identify: <ul style="list-style-type: none"> <li>• Opportunities for footpath widening.</li> <li>• Tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.</li> </ul>	Council	Short to Medium
<b>A18</b>	Allocate funding through Council's Capital Works Program or advocate for grant funding for the implementation of the streetscape master plans for St Leonards Road, Station Road / Benvenue Road and Regent Street.	Council	Short to Medium
<b>A19</b>	Prepare a concept design of the bypass road to divert vehicle traffic away from the St Leonards Village Activity Centre onto Johnston Road (Figure 13). The design should include: <ul style="list-style-type: none"> <li>• A shared user path that connects users from St Leonards Road to the St Leonards Picnic Ground and Dog Run and linking to the aspirational North Esk River Trail.</li> <li>• Tree planting opportunities consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.</li> </ul>	Council	Medium to Long
<b>A20</b>	Advocate to the Department of State Growth for improved bus services including: <ul style="list-style-type: none"> <li>• A new bus route utilising the bus capable road network identified in Figure 13.</li> <li>• Increased service frequency in the form of a "Turn up and Go" service as is delivered along Invermay Road, servicing Newnham and Mowbray.</li> </ul>	Department of State Growth	Short
<b>A21</b>	Investigate the feasibility of a North Esk River Trail to connect from the existing St Leonards Picnic Ground and Dog Run to the existing to the existing Hoblers Bridge trail that links into the Launceston CBD including: <ul style="list-style-type: none"> <li>• Prepare alignment options that consider topography, safety, cost and accessibility.</li> <li>• Prepare a detailed design and cost for the trail.</li> <li>• Advocate for funding for its delivery.</li> </ul>	Council	Short
<b>A22</b>	Prepare a detailed design for a new shared path connection from Tasman Highway to Waverley Road. Allocate funding through Council's Capital Works Program or advocate for grant funding for its construction.	Council	Short
<b>A23</b>	Deliver road cross sections consistent with Figure 13 and Appendix A.	Proponent	Short to Long
<b>A24</b>	Prepare a streetscape masterplan for the high amenity north-south spine road and transition point with Humphrey Street consistent with Cross Section A (Appendix A). <ul style="list-style-type: none"> <li>• Alignment with Cross Section A (Appendix A).</li> <li>• Canopy tree planting a consistent with the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040.</li> </ul>	Proponent	Short to Medium
<b>A25</b>	Prepare a streetscape masterplan for the proposed extension of Norah Street and the transition point to the existing constructed road, including appropriate cycling infrastructure.	Proponent	Short to Medium

### Strategic Direction 3: Vibrant Places

Catalyst Project 3	Prepare a landscape masterplan for the Waverley Lake Park that identifies opportunities for improved shared path connections, consistent with the Draft City of Launceston Recreation and Open Space Strategy.	Council	Immediate
A26	<p>Prepare a master plan for the St Leonards Village (label B, on Figure 14) that examines the development opportunities shown on Figure 16, including:</p> <ul style="list-style-type: none"> <li>Encourage investment in the St Leonards village to deliver objectives of the Master Plan.</li> <li>Detail of public realm upgrades, including built form and landscape requirements.</li> <li>Implement the Policy recommendations as identified on page 112 of the Launceston Heritage Study – Summary Report and Recommendations 2007.</li> <li>Transport safety improvements through delivery of a signalised intersection at Station Road and St Leonards Road (see Implementation section).</li> </ul> <p>Following completion of the master plan, confirm required statutory implementation which may include rezoning the site on the corner of St Leonards Road and Benvenue Road to Local Business Zone and potential introduction of a SAP.</p>	Council	Short
A27	<p>Implement the recommendations of the Historical Heritage Assessment, ACHMA 2025 by:</p> <ul style="list-style-type: none"> <li>Conducting a full heritage assessment of “The Grange” at 356 St Leonards Road.</li> <li>Listing state significant properties from the Launceston Heritage Study 2007 – Places of State Significance Site Inventory on the Tasmanian Heritage Register.</li> <li>Include locally significant properties identified in the Launceston Heritage Study 2007 – Places of Local Significance Site Inventory through introduction of a Heritage Precinct in Table C6.2 of the Launceston Local Provisions Schedule – Historic Heritage Code.</li> </ul>	Council	Short
A28	<p>Prepare a Landscape Master Plan for the Tasman Highway Reserve, that identifies:</p> <ul style="list-style-type: none"> <li>Improved entry signage from the Tasman Highway, St Leonards Road and growth corridor interfaces.</li> <li>Opportunities for improved shared pathways through the reserve.</li> <li>Weed removal and improved landscaping and public open space.</li> </ul>	Council	Short
A29	Prepare Landscape Master Plans for the existing open space projects identified in Table 4, the proposed sport and recreation facility and the new open space areas identified on Figure 14.	Council	Short to Medium
A30	Prepare a detailed design for the upgrade to the Soldiers Memorial Hall (as per Table 5).	Council	Short
A31	<p>Investigate delivery of a new small community facility in Waverley as per Table 5 including:</p> <ul style="list-style-type: none"> <li>Selection of a suitable site.</li> <li>Confirmation of scope of facility.</li> <li>Advocate for grant funding for its delivery.</li> </ul>	Council	Short
A32	<p>Prepare Landscape Design Guidelines that are used by Council to assess landscape master plans prepared by proponents. These guidelines should:</p> <ul style="list-style-type: none"> <li>Implement the aspirations of the City of Launceston Urban Greening Strategy 2023 – 2040</li> <li>Consider landscaping on nature strips, open space and waterway corridors.</li> <li>Identify an appropriate species planting list.</li> <li>Encourage proponents to retain existing vegetation on site as part of subdivision design, where possible.</li> </ul>	Council	Short
A33	<p>Prior to rezoning, engage with the Department of Education, Children and Young People (DECYP) to confirm the need for a secondary school site (Figure 14). If no commitment can be made by DECYP to secure the land, the land will revert to the underlying future land use (residential). Steps to include:</p> <ul style="list-style-type: none"> <li>Identification of preferred site which considers access arrangements, walkable catchments, land area requirements and bushfire hazard management.</li> <li>Confirmation of the land take required and mechanism for securing this land.</li> </ul>	Council Department of Education, Children and Young People	Medium to Long
A34	Work with the Department of Health to identify suitable locations for the delivery of Child Health and Parenting Services (CHaPS). Consider locations within existing or proposed activity centres as well as the potential to use proposed community infrastructure for these services (see Action 30 and 31).	Council Department of Health	Short to Medium
A35	Develop Landscape Master Plans that consider the proposed high amenity waterway corridor consistent with Appendix A, Cross Section E. The landscape master plans should identify opportunities for re-vegetation of the corridor and provision of a shared path connection for a high amenity public open space.	Council	Short

TABLE 10. ACTIONS

# MONITORING AND REVIEW

The Neighbourhood Plan and Infrastructure Funding Framework will be reviewed on a regular basis to ensure the guidance is still relevant and the actions are on track to being achieved within the identified timeframes. The Council Project Working Group should be established as per Action 7 to meet regularly to ensure cross Council awareness of actions and responsibilities.

The following tasks should be undertaken by Council.

## Every 12 months

- Review progress of Neighbourhood Plan actions against the implementation plan.
- Promote progress against actions on the project webpage.

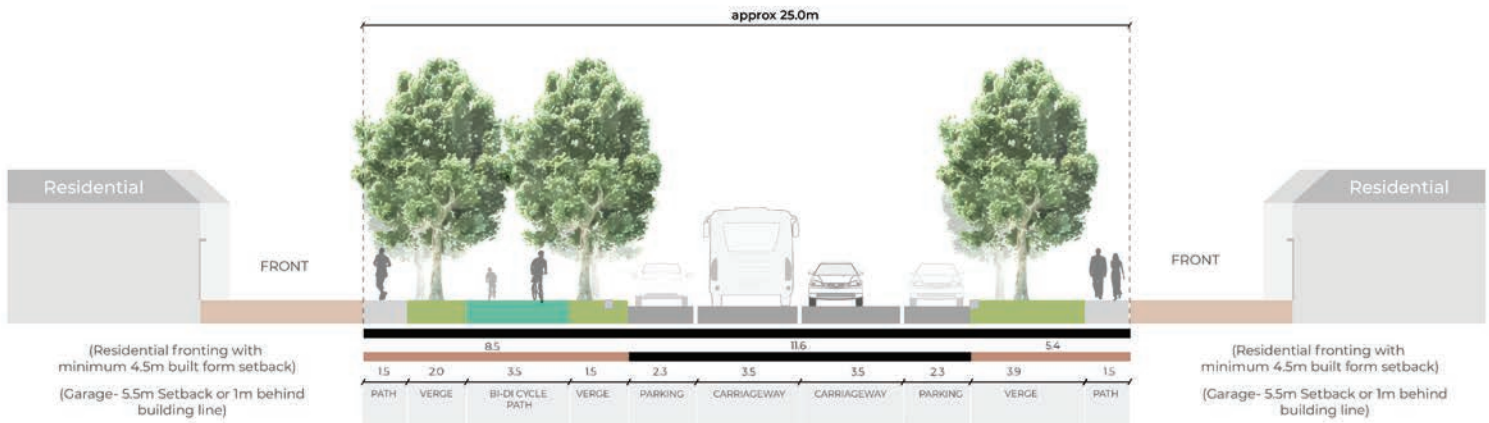
## Every 5 years

- Seek feedback from key stakeholders and the wider community on the strategic directions and vision to ensure the Neighbourhood Plan still meets community and stakeholder expectations.
- Review the Neighbourhood Plan to ensure it aligns with the latest trends and information available.
- Review the IFF, including costings, apportionment and proposed delivery approach. It is expected that most infrastructure projects in the current funding arrangement will be rolled over into a revised funding arrangement.

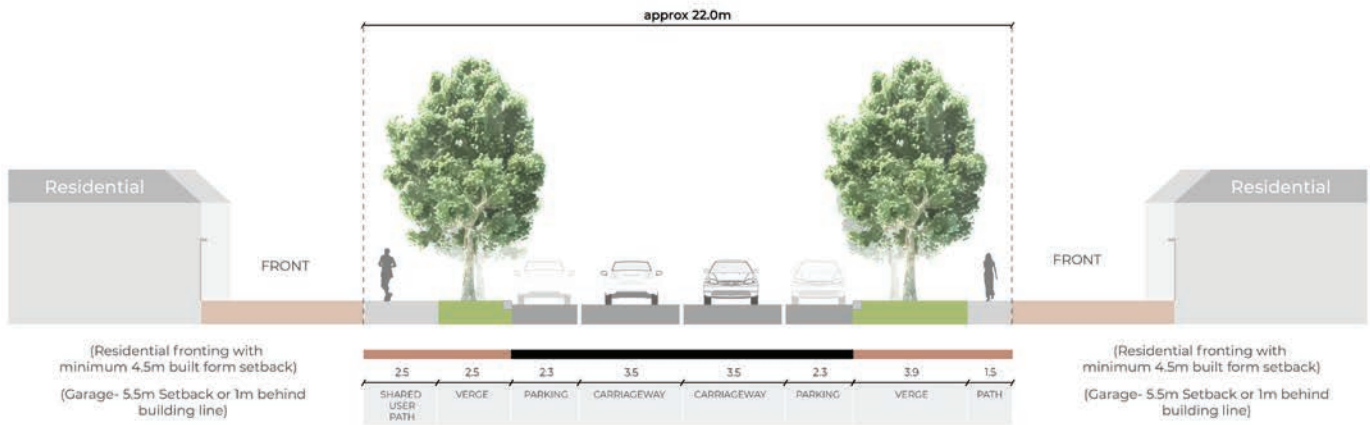


OPEN SPACE IN ST LEONARDS

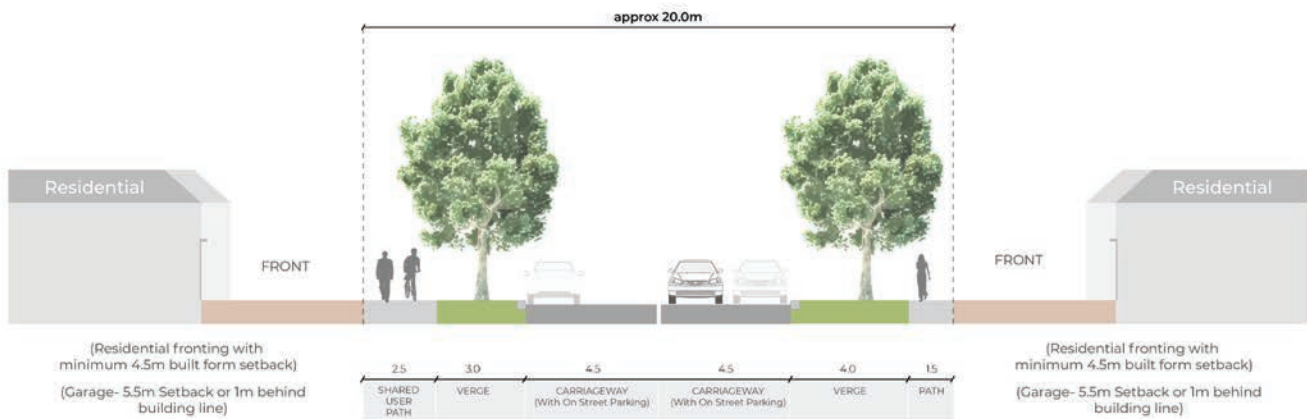
# Appendix A Cross Sections



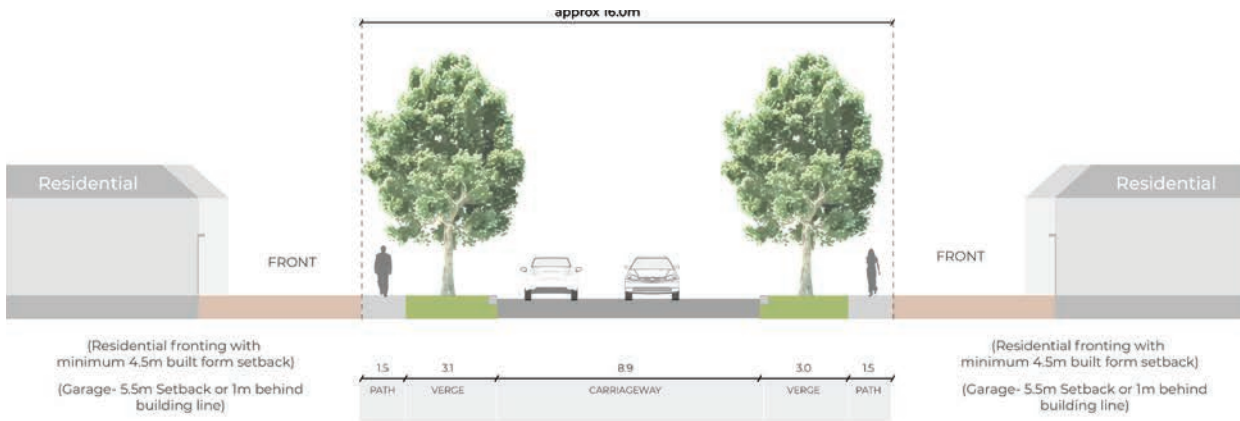
**CROSS-SECTION A - CONNECTOR ROAD (26m)**  
High Amenity - Residential / Commercial



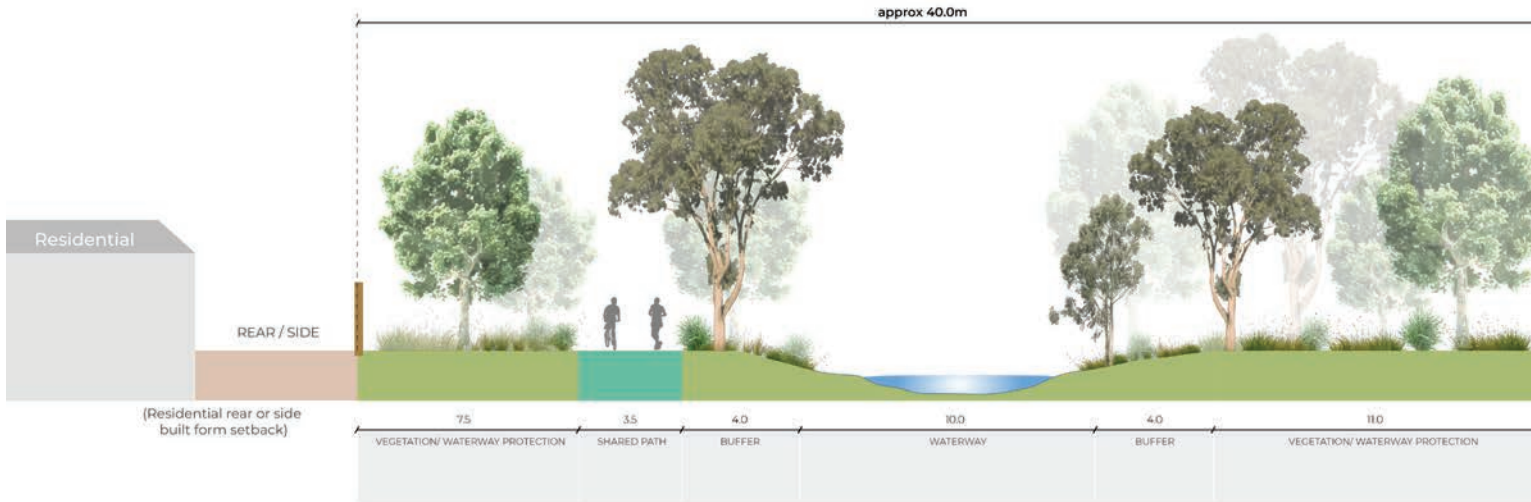
**CROSS-SECTION B - LINK ROAD (22m)**  
Residential - Connecting to Cross-section A



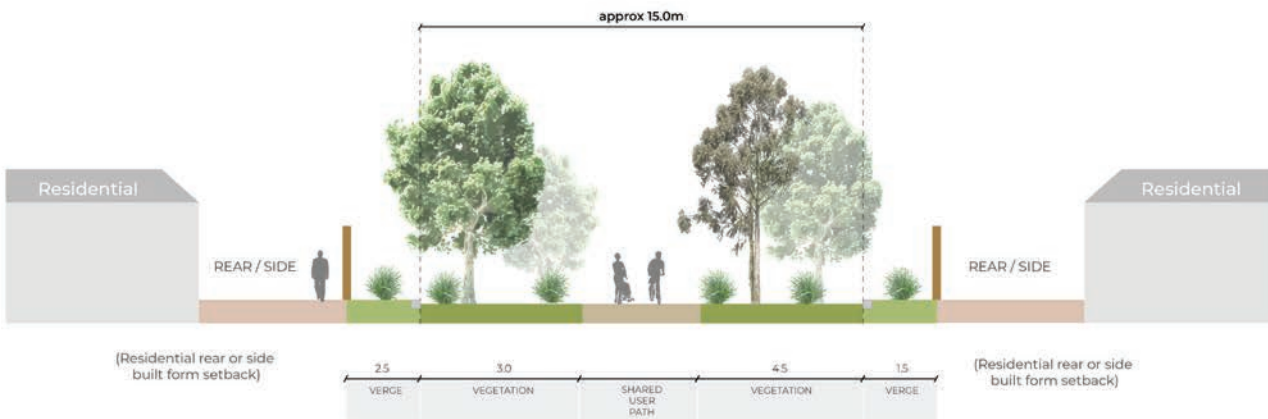
**CROSS-SECTION C - KEY LOCAL ACCESS ROAD (20m)**  
Residential / Industrial



**CROSS-SECTION D - LOCAL ROAD (16-18m)**



**CROSS-SECTION E - CENTRAL WATERWAY (40m)**

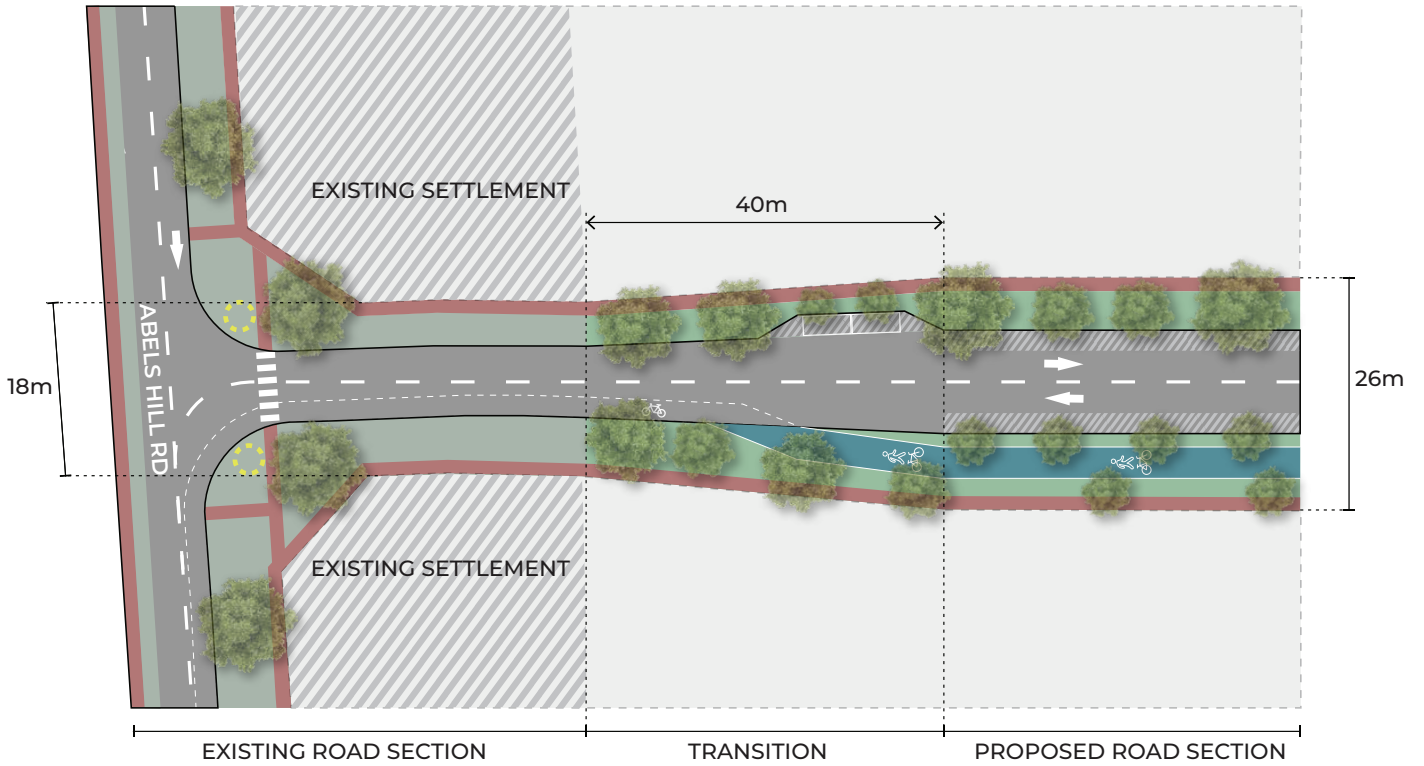


**CROSS-SECTION F - PEDESTRIAN LINK (15m)**  
 Residential

# Appendix A Transition Plans

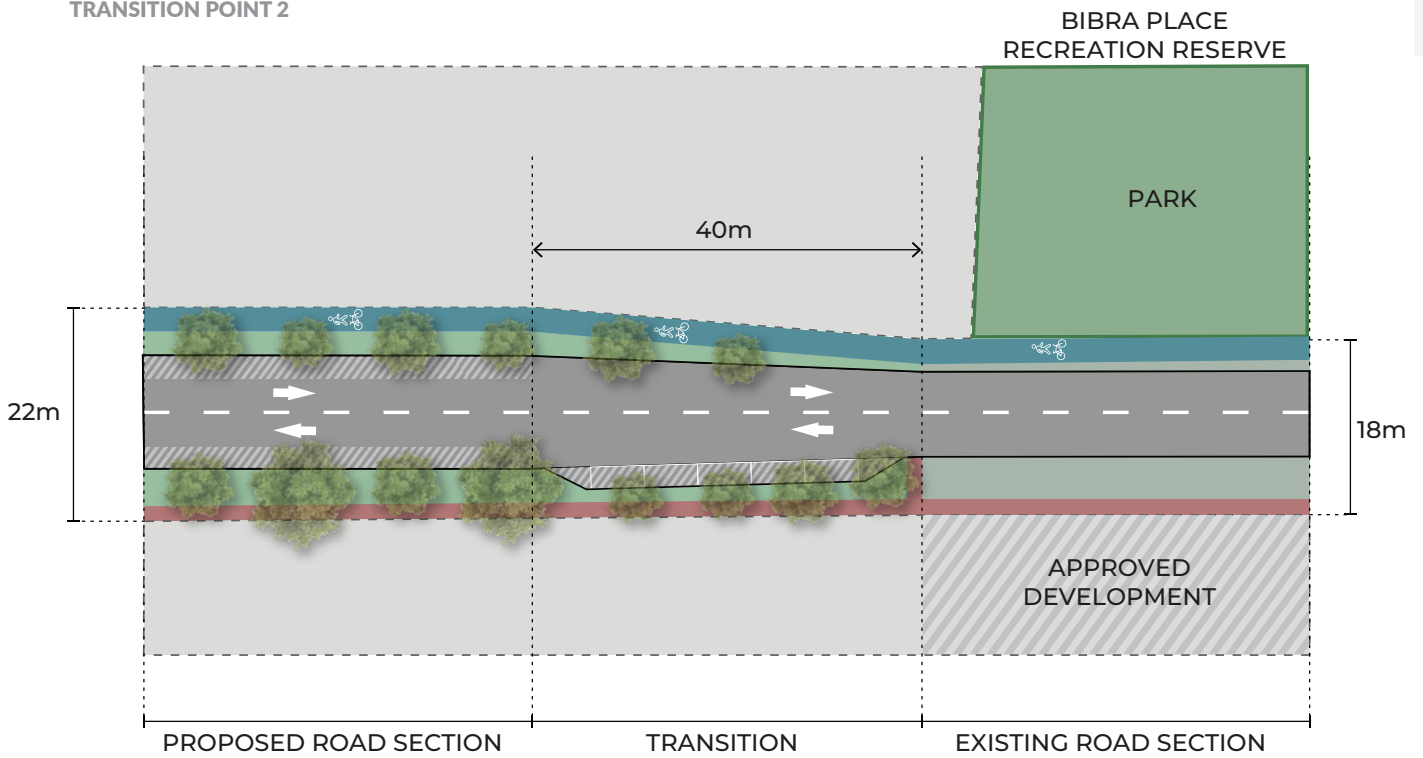
Refer to Strategic Direction 2, page 38

TRANSITION POINT 1, NORTHERN TASMANIAN REGIONAL LAND USE STRATEGY (NTRLUS)



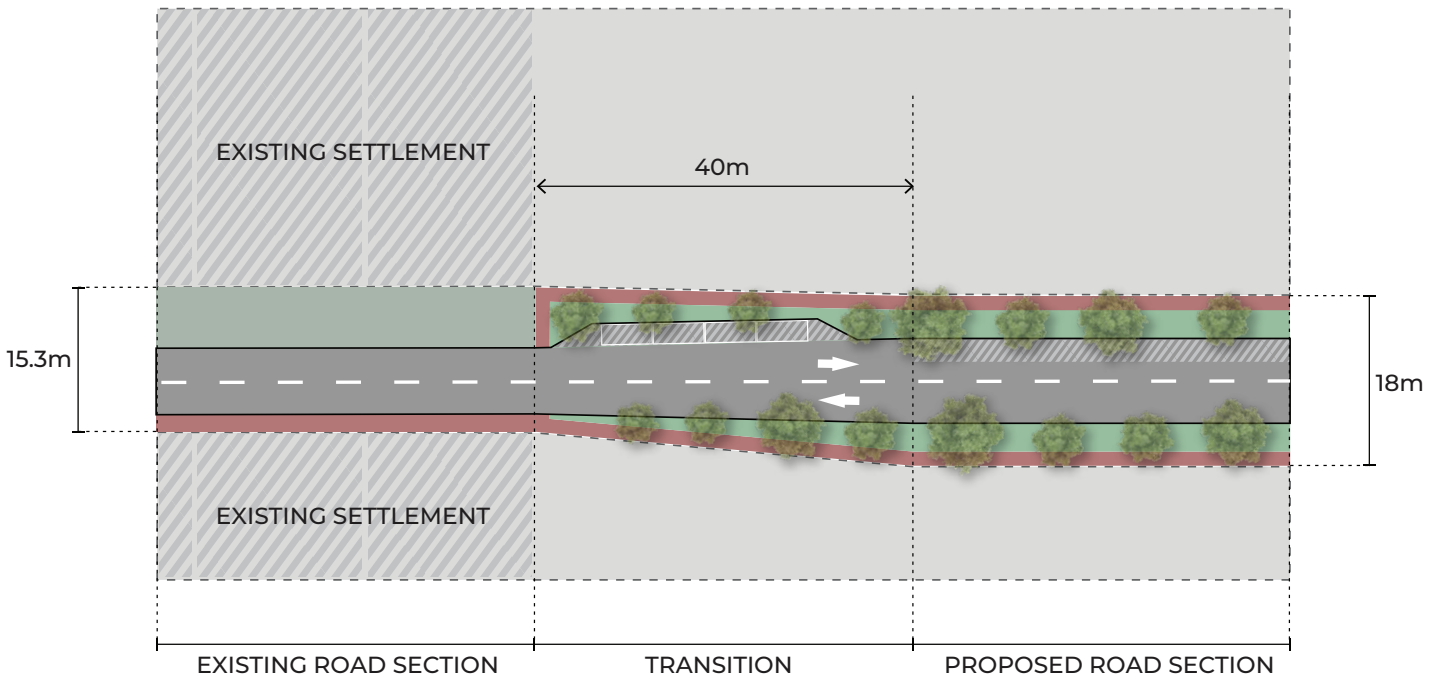
SECTION PLAN - ABELS HILL RD  
SCALE 1:500

TRANSITION POINT 2



SECTION PLAN - NORAH ST  
SCALE 1:500

TRANSITION POINT 3



SECTION PLAN - CRAIG ST  
SCALE 1:500



City of  
**LAUNCESTON**

